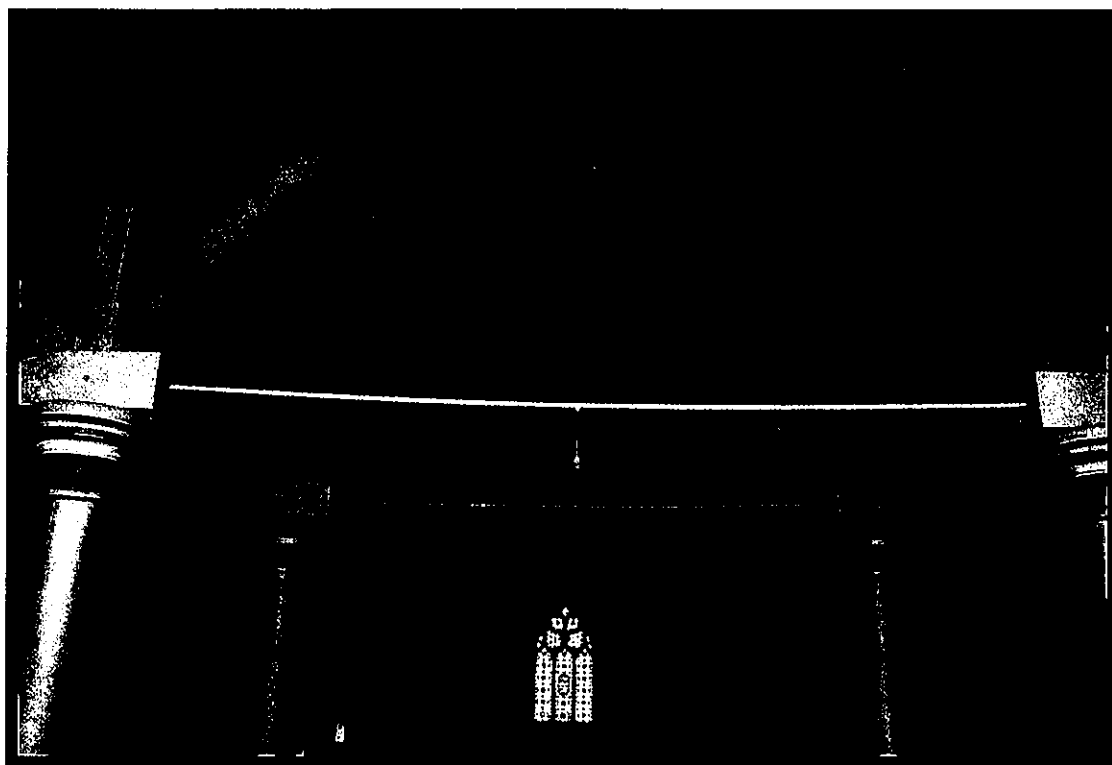


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# **St. Paul's Anglican Church**

## **Humffray Street South, Ballarat**



## **Conservation Management Plan**

**Dr David Rowe: Authentic Heritage Services Pty Ltd  
&  
Wendy Jacobs: Architect & Heritage Consultant**

**May 2005**

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# **St. Paul's Anglican Church**

**Humffray Street South, Ballarat**

## **CONSERVATION MANAGEMENT PLAN**

Commissioned by St. Paul's Anglican Church

Funded by Heritage Victoria & the City of Ballarat

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**&**

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### **Cost Estimates**

Dr Jim Smith

**May 2005**

**Disclaimer:** All recommendations provided in this Report should be verified by qualified Engineers, Building Surveyors and other associated professionals.

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## **Executive Summary**

The St. Paul's Anglican Church, Humffray Street South, Ballarat (on Bakery Hill), commissioned Dr David Rowe of Authentic Heritage Services Pty Ltd and Wendy Jacobs Architect and Heritage Consultant to prepare this Conservation Management Plan in October 2004. Also associated with the project is Darcy Seller, researcher and Dr Jim Smith, building cost consultant.

### **1. Historical Background**

Gold was discovered in Ballarat in September 1851 which brought about a rush of gold diggers. By mid 1854, Ballarat was a burgeoning canvas town, inhabited predominantly by a male population of gold diggers who became increasingly discontented as a result of perceived Government injustice, intransigence and tyranny. Bakery Hill (which includes the St. Paul's Anglican Church site) was the location for mass meetings of gold diggers in the period leading up to the Eureka Stockade in December 1854. Prior to the Stockade, the Ballarat Reform League was created. Its charter demanded 'full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members and short duration of parliaments.' After the Eureka Stockade and by 1856, the new Victorian Parliament had been established. It introduced manhood suffrage, vote by ballot, redistribution of electoral district and the abolition of the property qualification for members of the Legislative Assembly. Arguably, Bakery Hill was the crucible from which sprang democracy in Victoria.

Soon after the discovery of gold in Ballarat in 1851, the first Anglican Church services were held at Golden Point (near the location of St. Paul's Church) and at two other local locations. In 1854, an Anglican congregation had formed at Bakery Hill which became known as St. Paul's, the first services being held in a tent. A Denominational School was first built in 1854, before St. Paul's School Room and 'Temporary' Church were constructed in 1858. Extended in 1862 to a design by the prominent Diocesan Architect, Leonard Terry, the works included a chancel vestry, gallery in the west end of the nave and a massive square battlemented tower. In 1864, the church was dismantled as a result of unstable foundations (due to a storm and the gold mining under the church that undermined its foundations) and a new brick church building was constructed in front of the massive tower, also to a design by Leonard Terry. The original timber columns that supported the nave of the original church, together with the original chancel window designed and manufactured by Ferguson and Urie (possibly one of their earliest surviving windows), appear to have been used in the new building.

## 2. Physical Characteristics

The St. Paul's Anglican Church, Humffray Street South, Ballarat, is predominantly identified by the following physical characteristics:

### The Exterior

- Predominantly intact original (1864-65) face brick Victorian transitional Decorated and Perpendicular Gothic Revival exterior comprising a gabled nave and rear, gabled chancel and porch (all with slate tiled roofs), massive square castellated tower (1861) (which forms a local landmark and is unusually situated at the rear as a result of the collapse of the original church), and for the early (1892) brick robing room (now vestry) addition at the rear having a gambrel roof form clad in galvanised corrugated steel. The windows on the building are also a feature of the design. These include the original (1862) pointed arched, triplet, transitional Decorated style and Perpendicular style tracery chancel window (east elevation) (relocated from the earlier church building on the site), original pointed arched transitional west window (with introduced tracery and diamond leadlighting) and unusual, segmentally arched window openings elsewhere with paired Decorated tracery windows (comprised of cusped heads crowned with a central quatrefoil and curvilinear tracery, some with introduced timber window frames) and label moulds above.

### The Interior

- Predominantly intact original (1864-65) interior, having a spacious narrow nave with trussed timber hammer beam roof supported by tall, round, slender timber columns (a rare structural system for a 19<sup>th</sup> century brick Gothic Revival church in Victoria); western mezzanine gallery; east chancel having a large pointed chancel arch adorned with original painted stencilling (there is also original and introduced painted stencilling on the timber lining board ceiling of the nave and on the nave columns); porch (north-east corner); sacristy (original vestry) south of the chancel and an early (1892) vestry addition (accessed through an introduced segmentally arched opening on the south wall of the sacristy) with a coved timber lined ceiling. Although larger, the interior design of the nave reflects the design of the original nave of 1862 that was dismantled in 1864. The existing timber columns may be surviving fabric of the original (1862) nave. The interior is also lit by several stained glass windows, the most notable being the chancel window that dates from 1862 (having originally been situated in the previous church) that was designed and manufactured by Ferguson and Urie. Another feature of the interior is the intact pipe organ near the Our Lady Chapel. Although several Terry-designed Churches feature early pipe organs, the organ at St. Paul's is particularly rare. Originally built in 1864 by J.W. Walker of London and enlarged in 1892 by Fincham and Hobday and rebuilt in 1957 by George Fincham and Sons, the instrument retains its original case, diapered façade, pipework and tonal scheme.

### 3. Cultural Heritage Significance

Overall, the St. Paul's Anglican Church is architecturally, scientifically, historically and socially significant at a **STATE** level. Briefly, the Church building is significant in the following ways:

- The only known 19<sup>th</sup> century, brick, Gothic Revival Church in Victoria with exposed timber hammer beam nave roof trusses supported by timber columns. Other examples survive in New South Wales, the earliest being Christ Church St. Laurence, Sydney (built c.1845). The most comparable example appears to be St. Luke's Anglican Church, Gulgong, N.S.W., built in 1874, where the bluestone church has a clerestoried timber nave supported by stop chamfered timber columns. Locally, the columns at St. John's Church, Ballarat are similar in design (if not construction), being a heavier version.
- For its original (1862) Ferguson and Urie pointed arched, triplet, transitional Decorated and Perpendicular tracery stained glass chancel window (the window was removed and positioned in the chancel of the new Church in 1864-65). This window is possibly the earliest surviving example of a window by 19<sup>th</sup> century stained glass makers, Ferguson and Urie, in Victoria. The window consists of a 14<sup>th</sup> Century design. It is fitted with grisaille pattern, the details taken from natural flowers, leaves and weeds. These motifs reflect the Passion flower and its leaf, the vine leaf, maple, thistles, etc. In the top piece of tracery is the Paschal Lamb and banner (Agnus Dei). The large pieces of tracery have the monograms of our Saviour. The label in the centre of the window has scripture text that is twisted round a floriated cross on a rich blue background.
- A representative (but economical) example of the Anglican Church architecture of the prominent Diocesan architect, Leonard Terry, designed in a Victorian Decorated Gothic mode and constructed in face brickwork.
- For its original (1862) castellated landmark rear tower, a signature design of the work of Leonard Terry. Similar Terry-designed towers are identified at Christ Church Anglican Church, Beechworth (1864) and St. Paul's Anglican Church, Latrobe Terrace, Geelong (1865).
- An important contributor to the 19<sup>th</sup> century Church architecture in Ballarat and as a landmark in this part of Humffray Street. As a face brick Church, there are perhaps more notable examples such as the former Wesleyan Church (by Terry and Oakden) at the corner of Dana and Lydiard Streets (built 1883-84); Scot's Church, 415 Lydiard Street North (built 1890), Congregational Church, corner of Main and Dawson Streets (built 1881, additions 1906) and St. Andrew's Presbyterian Church, corner of Sturt and Dawson Streets (built 1862-64). The most comparable brick Church in Ballarat with St. Paul's is St. John's Anglican Church, Armstrong Street North, designed by Terry in 1864-65 and extended by Terry and Oakden in 1884.
- For its predominantly intact original (1864-65) face brick Victorian transitional Decorated and Perpendicular Gothic exterior comprising a gabled nave and rear, gabled chancel and porch (all with slate tiled roofs),

massive square castellated tower (which forms a local landmark), and for the early (1892) brick robing room (now vestry) addition at the rear having a gambrel roof form clad in galvanised corrugated steel.

- For its predominantly intact original (1864-65) interior, having a spacious narrow nave with trussed timber hammer beam roof supported by tall, round, slender timber columns; western mezzanine gallery; east chancel having a large pointed chancel arch adorned with original (and some introduced) painted stencilling (there is also original and introduced painted stencilling on the timber lining board ceiling of the nave and on the nave columns); porch (north-east corner); sacristy (original vestry) south of the chancel and an early (1892) vestry addition (accessed through an introduced segmentally arched opening on the south wall of the sacristy) with a coved timber lined ceiling. Although larger, the interior design of the nave reflects the design of the original nave of 1862 that was dismantled in 1864. The existing timber columns may be surviving fabric of the original (1862) nave, as might the timber pews in the gallery.
- As a contextually rare example of a Terry-designed interior with a gallery at the west end over the narthex, in accordance with his general Church design precepts as espoused in the publication, *What to Build and How to Build It* (1885).
- For its intact pipe organ near the Our Lady Chapel. Although several Terry-designed Churches feature early pipe organs, the organ at St. Paul's is particularly rare and intact. Originally built in 1864 by J.W. Walker of London and enlarged in 1892 by Fincham and Hobday and rebuilt in 1957 by George Fincham and Sons, the instrument retains its original case, diapered façade, pipework and tonal scheme. A comparable and larger instrument is at St. Stephen's, Richmond, which was built shortly after the organ at St. Paul's.
- As a physical legacy of the development of Anglicanism in Ballarat. The first Anglican services were held in 1851 at Golden Point (near the location of the existing St. Paul's Church) and at two other locations in Ballarat. In 1854, an Anglican congregation had formed at Bakery Hill which became known as St. Paul's, the first services being held in a tent. A Denominational School was first built in 1854, before St. Paul's School Room and 'Temporary' Church were constructed in 1858. Extended in 1861 to a design by the Diocesan Architect, Leonard Terry, the works included a chancel, vestry, gallery in the west end of the nave and a massive square battlemented tower. In 1864, the church was dismantled as a result of unstable foundations (due to a storm and gold mining under the church that undermined its foundations) and a new brick church building was constructed in front of the massive tower, also to a design by Leonard Terry.

The Bakery Hill site and immediate surrounds of St. Paul's Anglican Church is also historically significant as the rallying point location for mass meetings of gold diggers in the period leading up to the Eureka uprising in December 1854. The second meeting on Bakery Hill (attended by 10,000 men) established the Ballarat Reform League, its charter demanding 'full and fair



representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members and short duration of parliaments.' After the Eureka Stockade and by 1856, the new Victorian Parliament had been established. It introduced manhood suffrage, vote by ballot, redistribution of electoral district and the abolition of the property qualification for members of the Legislative Assembly. Arguably, Bakery Hill (the area including the site of St. Paul's Anglican Church) was the crucible from which sprang democracy in Victoria.

#### **4. Conservation Policies**

##### **A. Exterior Fabric**

###### **Policy**

It is policy that the exterior of the St. Paul's Anglican Church is conserved to predominantly reflect the significant phases of building development, notably:

- Castellated tower (1862).
- Nave, Porch & Chancel (1864).
- Vestry (1892) (originally added as a robing room).
- Former Blower Room (c.1933).

##### **B. Interior Fabric**

###### **Policy**

It is policy that the interior of St. Paul's Anglican Church is conserved to predominantly reflect its significant phases of interior development, notably:

- Castellated tower (1862).
- Nave, Porch & Chancel (1864).
- Vestry (1892).
- Former Blower Room (c.1933).

It is also policy that the original colour scheme and stencilling on the interior timber nave columns and roof structure, ceiling and chancel arch be conserved (and reconstructed where necessary) to represent the original decoration.

##### **C. Future Development & Control of Physical Intervention**

###### **Policy**

It is policy that all future developments to St. Paul's Anglican Church (including restoration works) are carried out according to:

1. Australia ICOMOS Burra Charter (Appendix 8.06);
2. Conservation Policy, Recommendations & Works & Maintenance Items of this Report;
3. Building Code of Australia and Health and Safety Regulations;

##### **D. Use**

###### **Policy**

It is policy that St. Paul's Anglican Church continues to be utilised in a way that reflects favorably upon its original purpose and cultural significance. The continued use of the Church for religious purposes is therefore highly appropriate and in accordance with the historical and social significance of the place.

### **Inappropriate Uses**

Inappropriate uses include (but are not limited to): gaming facility, T.A.B. outlet, night club, X-rated adult entertainment and other related activities that do not receive wide-spread community support.

## **E. Statutory Constraints**

### **Building Code of Australia**

#### **Policy**

It is policy that all building works, useage and introduction of amenities for the Church building are carried out in accordance with the appropriate Building Regulations.

### **Heritage Controls**

#### **City of Ballarat Planning Scheme: Heritage Overlay**

#### **Policy**

It is policy that the St. Paul's Anglican Church be considered for inclusion on the Schedule to the Heritage Overlay in the Ballarat Planning Scheme as an individually significant building. Inclusions could include the application of external paint controls, internal controls and fence controls and noting the Late Victorian styled cottage as an outbuilding.

#### **Heritage Victoria: Victorian Heritage Register**

#### **Policy**

It is policy that the St. Paul's Anglican Church be considered for nomination and inclusion on the Victorian Heritage Register. The Heritage Council Victoria determines what places and objects are included in the Victorian Heritage Register that is maintained by Heritage Victoria. The extent of designation should include all the land defined as being part of the St. Paul's Anglican Church site that includes the Church, later Rectory and amenities buildings and the rear Late Victorian (former verger's) cottage and the front fence. While the Church building and the front fence represent the fabric considered worthy for inclusion on the Victorian Heritage Register, the extent should include the whole site because any future development has the potential to have an impact on the setting and significant Church building.

## **F. Interpretation**

### **Policy**

It is policy that appropriate interpretation is provided to give an understanding and appreciation of the history, design, and construction of St. Paul's Anglican Church.

Interpretive opportunities available for further exploration that would enhance the cultural significance of the Church building include (but are not limited to):

- Occasional Open Days or special Church services targeted to various specific interest or community groups (ie. historical societies, National Trust, family history groups, etc.).
- Interpretive brochure about the history and design of St. Paul's Church, available to visitors (the recent anniversary booklet could be available for purchase near the front of the Church for any visitors).

- Inclusion of a small interpretive plaque near the entrance gates to the Church property, explaining its history.
- Preparation of an Inventory of Memorials on the Church site, with the type of memorial and its historical details identified.

## **G. Management Policy**

It is policy that the appropriate management of St. Paul's Anglican Church includes the conservation, restoration, maintenance, security and responsible use of the significant fabric. This Report should be used as a reference document for all conservation works.

The St. Paul's Anglican Church congregation has a responsibility to ensure that appropriate strategies take account of the above policy. These strategies should include (but not be limited to):

- Regular maintenance plans that address the Recommendations, Works and Maintenance Items of this Report;

## **H. Funding Opportunities Policy**

Funding opportunities may be available for restoration works to the St. Paul's Anglican Church from some Government Departments and agencies. Some of the financial opportunities currently available include the following.

### **A. Support From Local Members of Parliament**

Seeking the support of the local State and Federal Members of Parliament can help with the success of Government funding applications, as the Members can gain a good understanding of the local needs, and therefore lobby the cause for the grant or other assistance.

### **B. Cultural Heritage Projects Program (Australian Heritage Commission) (Federal Government)**

Consideration could be given to making application for restoration funds to the Cultural Heritage Projects Program.

Environment Australia, an agency of the Federal Department of Environment and Heritage, offers assistance for projects that are primarily for conservation works to places of national significance, and are able to be completed within 12 to 18 months after Acceptance of Offer. Individual funding is expected to range from a minimum of \$10,000 to a maximum of \$250,000. For further details contact the Australian Heritage Commission on ph. (03) 6274 1111 or 1800 653 004, or [www.ahc.gov.au](http://www.ahc.gov.au).

- C. Victorian Heritage Program (Heritage Victoria) (State Government)**  
Consideration could be given to making application for restoration funds to the Victorian Heritage Program (subject to the availability of future funding rounds).

The Victorian Heritage Program is administered by the Department of Sustainability and Environment through the Public Heritage Unit of Heritage Victoria. No additional funding opportunities for this year are available for this funding program, but regular contact with Heritage Victoria (ph. 9655 6519) could be made to ascertain future funding assistance.

- D. Community Support Fund (State Government)**  
The Victorian State Government provides a community support fund of approximately \$100 million for cultural and sports facilities, reinvesting revenue raised from gaming into community recreation, education and employment. For further information, contact the Premier's Media Office, ph. 9651 6799.

- E. Hands On Heritage (State Government)**  
**External voluntary support:** Consider liaising with the following voluntary program to assist with the conservation of the property (such as cleaning and painting cast iron work on front fence).

**Hands on Heritage Program:** Established by the Heritage Council of Victoria in partnership with Conservation Volunteers Australia (CVA), the Hands on Heritage Program helps to conserve significant places through teams of volunteers. Activities carried out by volunteers include: garden maintenance; identification and survey of artifacts and objects associated with a place; and basic repair works and painting. For further details, contact Eden Kane, Heritage Program Manager on ph. 9686 5554, or view the website: [www.conservationvolunteers.com.au](http://www.conservationvolunteers.com.au).

**I. Lodgment of the Conservation Management Plan Policy**

In addition to the provision of a copy of this Conservation Management Plan to the City of Ballarat and Heritage Victoria, it is policy that it also be lodged with the Ballarat Regional Library.

**J. Further Research**

This report does not include an exhaustive study of the historical development of St. Paul's Church and of its setting. Further research in the Church records and at the Anglican Diocesan Archives in Melbourne may reveal additional details that could have an impact on the significance of the place.

Further comparative analysis could also be considered to fully determine the significance of the original Ferguson and Urie tracery window in the chancel (east wall).

No assessment has been made of the Late Victorian styled former Verger's cottage on the Church property, which may be considered for a local heritage overlay subject to further research and analysis.

A more detailed review of the Church Minutes notes kindly provided by Joan Ferres may reveal further details about previous maintenance issues.

## **5. Recommendations, Works & Maintenance**

The Report establishes a range of Recommendations and Short and Long Term Works and Maintenance for the conservation, restoration, repair and reconstruction of the various exteriors and interior of the St. Paul's Anglican Church. For full details, refer to the Recommendations, Works & Maintenance tables in Section 6 of the Report. Suggested **SHORT TERM ESSENTIAL** Works and Maintenance are as follows:

### **5.1 Stormwater Drainage**

#### **Recommendation**

Stormwater drainage has been an ongoing issue since the construction of the original church in 1858. The storm of 1864 and the subsequent stormwater drainage problems was one of the reasons for the dismantling of the Church and the building of the existing Church in 1864-65.

There is a major Council drain along the north side of the Church site that spans the boundary and under Humffray Street in front of the Church, which may have caused secondary effects to the Church fabric in the past. Recent blockages of this major drain caused ground subsidence and damaged the asphalt surface along the northern portion of the site. It appears that the blockage of the inlet to the drain and the drain itself has exacerbated the rising damp in the church walls by retaining water and keeping the adjacent soil saturated.

The drain has subsequently been cleared and cleaned of debris by the City of Ballarat. The ground subsidence was also to be rectified.

#### **SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

Regularly monitor all subground drains adjacent to the Church, given the long history of stormwater problems particularly caused by the drain on the northern boundary. Seek assistance from the City of Ballarat (who is the responsible authority for the north drain) for regular cleaning.

The open bluestone spoon drain along the south wall of the Church should also be monitor and cleared of debris on a regular basis.

## 5.2 Exterior: Church Building

### 5.2.1 Exterior: Nave

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>There is evidence of rising damp in the bluestone plinths given the powdery and spalling nature of the pointing (all elevations). This has probably resulted from the long history of stormwater problems on the Church site. It is recommended that a damp proof course be installed.</li> </ul>	\$20,000
<ul style="list-style-type: none"> <li>Allowance for scaffolding and guard rails to carry out all work safely on external faces of church walls and roofs (one month to complete work)</li> </ul>	\$16,730
<ul style="list-style-type: none"> <li>Sand, prime and paint timber window and door frames, timber fascias and other painted surfaces.</li> </ul>	\$4,950
<ul style="list-style-type: none"> <li>Reconstruct and reinstate the 16 missing iron double quatrefoil ceiling ventilation grilles that original flanked the ridge of the nave. Surviving cast iron grilles should be reinstated and the design of the balance of the grilles should be taken from the original surviving grilles (Photo 3.185), with 8 openings reinstated on each side of the roof ridge as shown in Figures 2.12 and 2.22.</li> </ul>	\$2,220
<ul style="list-style-type: none"> <li>Replace the existing Colorbond roof ridge capping with galvanised steel capping to reduce the rusting of the galvanised steel gutters.</li> </ul>	\$1,020
<ul style="list-style-type: none"> <li>Remove introduced metal cappings on gable copings. Restore and repair rendered gable copings (east and west elevations). Ideally, the renderer should test the existing render. A common mix listed in H. Lardner, <i>Caring for Historic Buildings</i> (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).</li> </ul>	\$3,660
<ul style="list-style-type: none"> <li>Replace missing timber fascia under gutter (south elevation).</li> </ul>	\$1,010
<ul style="list-style-type: none"> <li>Replace missing ventilation grilles in plinth openings to reduce vermin ingress (south elevation).</li> </ul>	\$680
<ul style="list-style-type: none"> <li>Engage a suitably experienced slater to provide regular maintenance repair of the slate roof. There is falling damp on the south wall near the Our Lady Chapel. Clean and repair downpipe on south wall (east end).</li> </ul>	\$800
<b>NAVE EXTERIOR - TOTAL COST</b>	<b>\$51,270</b>

### 5.2.2 Exterior: Chancel & Porch

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>There is evidence of rising damp along wall bases causing breakdown in mortar. It is recommended that a damp proof course be installed (cost of damp proofing covered in nave cost).</li> </ul>	
<ul style="list-style-type: none"> <li>Lower ground level around chancel and porch wall bases and install an agricultural drainage system. The ground level should be lowered to at least 150 mm below the timber floor bearers to allow for satisfactory subfloor ventilation. It</li> </ul>	\$3,600

is recommended that a damp proof course be installed.	
<ul style="list-style-type: none"> <li>• Repair rotted and loose timber threshold in porch door opening (north elevation).</li> </ul>	\$230
<ul style="list-style-type: none"> <li>• Ideally, the existing Colorbond roof ridge capping should be replaced with galvanised steel capping to reduce the rusting of the galvanised steel gutters. In the short term, the internal facings of the gutters should be painted to reduce the exacerbation of the rusting and prolong their life.</li> </ul>	\$2,000
<ul style="list-style-type: none"> <li>• Restore and repair label mould above porch window (east elevation) and reconstruct missing arm of label mould.</li> </ul>	\$500
<ul style="list-style-type: none"> <li>• Restore and repair brickwork above porch door opening, directly under gutter (north elevation).</li> </ul>	\$180
<ul style="list-style-type: none"> <li>• Sand, prime and paint weathered base of the timber porch doors (north elevation).</li> </ul>	\$200
<ul style="list-style-type: none"> <li>• Reinstall missing timber fascia under introduced quad gutter.</li> </ul>	\$100
<ul style="list-style-type: none"> <li>• Given the substantial deterioration of the timber floor in the porch, it appears necessary to lower the exterior ground level to ensure satisfactory subfloor ventilation. It also appears necessary to introduce subfloor ventilation openings.</li> </ul>	\$1,050
<ul style="list-style-type: none"> <li>• Repaint windows, doors, fascias and other painted surfaces.</li> </ul>	Included
<b>CHANCEL AND PORCH: EXTERIOR - TOTAL COST</b>	<b>\$7,860</b>

### 5.2.3 Exterior: Vestry

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• There is evidence of rising damp along wall bases causing breakdown in mortar. It is recommended that a damp proof course be installed (cost of damp proofing covered in nave cost).</li> <li>• Lower ground level around vestry wall bases and install an agricultural drainage system. The ground level should be lowered to at least 150 mm below the timber floor bearers to allow for satisfactory subfloor ventilation.</li> </ul>	\$3,380
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to advise on the leaning corbelled brick office parapet wall (south elevation).</li> </ul>	\$2,000
<ul style="list-style-type: none"> <li>• Sand, prime and paint weathered, 8-paned timber framed fixed window with introduced galvanised metal flashing over bottom frame.</li> </ul>	\$120
<ul style="list-style-type: none"> <li>• Repaint windows, doors, fascias and other painted surfaces.</li> </ul>	\$470
<b>VESTRY: EXTERIOR - TOTAL COST</b>	<b>\$5,970</b>

#### 5.2.4 Exterior: Tower

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• There is evidence of rising damp along wall bases causing breakdown in mortar. Allow for provision of damp proof course to base of Tower walls.</li> </ul>	\$5,000
<ul style="list-style-type: none"> <li>• Lower ground level around tower wall bases and install an agricultural drainage system.</li> </ul>	\$2,000
<ul style="list-style-type: none"> <li>• After damp proof course works have been carried out, restore and repair pointing in plinth using a mortar of the same strength, texture and colour as the original. Ideally, the existing mortar should be tested to ensure chemical compatibility for the new work.</li> </ul>	\$1,850
<ul style="list-style-type: none"> <li>• Engage a Heritage Engineer to advise on the vertical crack through and above window (south elevation).</li> </ul>	\$1,500
<ul style="list-style-type: none"> <li>• Install missing downpipe and connect to the outlet at the top (north elevation). The downpipe should be round galvanised steel.</li> </ul>	\$680
<ul style="list-style-type: none"> <li>• Install round (150 mm) sealed galvanised steel downpipe (east elevation).</li> </ul>	\$680
<ul style="list-style-type: none"> <li>• Reinstate missing louvre in quatrefoil ventilation opening (east elevation).</li> </ul>	\$200
<ul style="list-style-type: none"> <li>• Repaint windows, doors, fascias and other painted surfaces.</li> </ul>	\$500
<b>TOWER: EXTERIOR - TOTAL COST</b>	<b>\$12,410</b>

#### 5.2.5 Exterior: Front Boundary Fence & Gates

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• Sand, prime and paint timber flagpole. This should be carried out on a regular basis.</li> </ul>	\$400
<b>FRONT BOUNDARY FENCE &amp; GATES: EXTERIOR -TOTAL COST</b>	<b>\$400</b>

### 5.3 Interior Recommendations

#### 5.3.1 Nave & Gallery (Space 2)

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• Engage a Heritage Engineer to provide structural advice on the apparent spreading of the north and south walls (as evidenced by the large gaps between the pilasters and the north and south walls and in between the timber scotia mould cornices). Any remedial works should ideally be as discrete as possible.</li> </ul>	Allowance for one visit for all these items  \$3,000
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to provide remedial advice on the crack in window sill (which has already been repaired) – north wall, eastern-most window.</li> </ul>	
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to provide advice about stabilizing the apparent lateral movement in the west wall, as evidenced by the gap between the wall and the gallery stairs.</li> </ul>	



<ul style="list-style-type: none"> <li>Engage Heritage Engineer to provide advice on the removal of the timber First World War Honour Board that is cut in to one of the timber columns on the south wall. The board has split possibly as a result of it taking part of the structural load of the column. The Honour Board should be restored and reaffixed on the restored column.</li> </ul>	
<ul style="list-style-type: none"> <li>The Honour Board should be restored and reaffixed on the restored column (allowance for refixing only).</li> </ul>	\$500
<ul style="list-style-type: none"> <li>Install damp proof course by chemical injection method to alleviate the substantial rising damp in the chancel arch.</li> </ul>	\$5,000
<ul style="list-style-type: none"> <li>Restore and repair delaminating hard plaster on west window sill in gallery. Because of the rain-blown moisture build up on the west wall, regular ongoing repairs may be required. The new plaster should allow moisture vapour transmission of retained wall dampness and to should prevent further hygroscopic salt damage.</li> </ul>	\$560
<ul style="list-style-type: none"> <li>Repair damage to wall and skirting at top of gallery stairs.</li> </ul>	\$750
<ul style="list-style-type: none"> <li>Reinstate floor ventilation openings currently covered by the introduced carpet through the installation of floor grilles.</li> </ul>	No Cost Allowed
<b>NAVE &amp; GALLERY: INTERIOR - TOTAL COST</b>	<b>\$9,810</b>

### 5.3.2 Porch (Space 4)

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>Engage Heritage Engineer to provide remedial advice on substantial wall crack and pressure bulge above window on east wall.</li> </ul>	\$1,500
<ul style="list-style-type: none"> <li>After lowering of exterior ground level, replace substantially deteriorated timber floor structure and boards.</li> </ul>	\$1,800
<b>PORCH: INTERIOR - TOTAL COST</b>	<b>\$3,300</b>

### 5.3.3 Tower (Space 9)

<b>SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>Install sealed stormwater system to replace the existing crude internal gutter system. Engage a roof plumber to provide specialist advice.</li> </ul>	\$1,000
<ul style="list-style-type: none"> <li>Engage Heritage Engineer to provide remedial advice on repairing the major wall cracks above door and missing voussoirs in door opening.</li> <li>Engage Heritage Engineer to provide remedial advice on substantial wall crack under west window.</li> </ul>	One visit \$2,000
<ul style="list-style-type: none"> <li>Engage roof slater and plumber to repair roof cladding and flashings that may be leaking causing falling damp stains on wall and subsequent damage to brickwork and pointing, as well as damp stains on timber ceiling and beams.</li> </ul>	\$2,000
<ul style="list-style-type: none"> <li>Replace rotted and damaged timber floor boards in mezzanine floor with timber boards of identical profile.</li> </ul>	\$1,110
<b>TOWER: INTERIOR - TOTAL COST</b>	<b>\$6,110</b>

#### **5.4 Priority Schedule of Works**

A priority order for the most critical SHORT TERM ESSENTIAL items previously noted in each part of the building with its exterior and the subsequent restoration works is recommended in the Table as follows. Some items have been combined from the previous individual spaces as the work they represent is best carried out as an integrated package of work.

In particular, for many items of work in this list are involved in work to the roof and for this purpose scaffolding should be provided. Therefore, the total cost of scaffolding has been included in this list. However, for reasons of economy, once the scaffolding is erected it assists in expediting all the work to the exterior of the Church, Vestry and Tower.

#### **IMPORTANT NOTE:**

Only after the introduction of the damp proof course and after the walls have had an opportunity to dry out should the interior walls be re-plastered. The new plaster should allow moisture vapour transmission of any retained wall dampness. Acrylic paint should be used for interior wall repainting.

In many cases, the costs shown in this Table are the sum of the costs taken from the appropriate part of the recommendations for that work. When this work is combined as shown there are opportunities for gaining more competitive quotes from companies and subcontractors who can offer economies of scale and cheaper prices. Therefore, it is expected that the costs shown in this Table are in the upper range of cost expectations. The Heritage Engineer costs are an example of this. When costed as separate visits to the various parts of the building, the total costs were \$10,000. If the engineer was appointed to survey the whole of the work an allowance of \$5,000 should adequately cover this fee. The latter figure has been given in the Table.

<b>Priority Schedule of Works &amp; Maintenance</b>	<b>Estimated Cost</b>
1. Lower ground levels at east end of Church (nave, chancel, porch, tower and vestry) to below floor level. Ideally, the ground level should be 150 mm below floor bearer level to allow for satisfactory subfloor ventilation. Grade lowered ground level away from building.	\$10,030
2. Just prior to the damp proofing, rebuild vestry and porch timber floors. Any built up soil should be removed to allow a 150 mm clearance between the foundation and the bearers. Install subfloor vents.	\$10,510
3. Install damp proof course by chemical injection method to all masonry walls, both external and internal, including the chancel arch.	\$30,000
4. Replace rotted timber threshold in porch door (north elevation). The threshold should be in timber and match existing.	\$230
5. Allowance for scaffolding and guard rails to carry out all work safely on external faces of church walls and roofs (one month to complete work)	\$16,730
6. Replace two missing timber fascias (south elevation of nave and north elevation of porch). The fascias should be constructed in timber and match existing.	\$1,110
7. Roof Works: Ridge Capping: Replace existing Colorbond nave ridge capping with galvanised steel capping.	\$1,020
8. Roof Ventilators: Reinstate the 16 roof ventilation openings that originally flanked the roof ridge of the nave. Fourteen of the original cast iron double quatrefoil ventilation grilles survive in the Church and should be reinstated. Cast two additional grilles using the surviving grilles as a template (Photo 3.185). Eight openings should be reinstated on each side of the roof ridge as shown in Figures 2.12 and 2.22. Build 16 timber frames to fit cast iron ventilation grilles. Introduce stainless steel mesh behind the grilles. Once grilles are fitted, flash in galvanised steel.	\$2,220
9. Gable coping: remove introduced Colorbond capping over the gable coping. Reparge the coping in cement render. A common mix listed in H. Lardner, <i>Caring for Historic Buildings</i> (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).	\$3,660
10. Gutters, Drainage & Downpipes: Treat existing inside faces of gutters with rust inhibitor. Install missing downpipes on tower with round (150 mm), sealed galvanised steel downpipes. Install sealed stormwater system within the tower to replace the existing crude internal gutter system. Repair existing downpipe on south wall of nave (east end).	\$5,160
11. Wall cracks and wall movement: engage Heritage Engineer to provide remedial advice on: wall cracks; stabilization of the apparent lateral movement in the west, north and south walls of the nave; split Honour Board that is cut into the timber column on the south wall; and the structural stability of the tower (including internal timber structure).	\$5,000 (If separate visits = \$10,000)
<b>PRIORITY SCHEDULE OF WORKS: TOTAL COST</b>	<b>\$85,670</b>

## **5.5 Cost Plan and Budget Estimates: Notes for Guidance**

### **Introduction**

The whole of the works indicated in the *Recommendations, Works and Maintenance* (Section 6) of the *Conservation Management Plan* are classified under three categories of priority:

1. SHORT TERM ESSENTIAL.
2. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL
3. LONG TERM DESIRABLE

In addition, a *Priority Schedule of Works* has also been identified and this establishes the priority order for the most critical SHORT TERM ESSENTIAL items in the *Recommendations, Works and Maintenance*.

In the Cost Plan only the SHORT TERM ESSENTIAL items and the items in the PRIORITY SCHEDULE OF WORKS have been have been costed.

### **Indicative or Preliminary Nature of Estimates**

The estimates for work in this cost plan are indicative of the likely cost of the work under the SHORT TERM ESSENTIAL classification in the *Conservation Management Plan*. This cost plan and its estimates are based on a preliminary site survey and other information contained in the *Conservation Management Plan*.

These costs should be taken as a guide to the final cost of the works, but they are likely to be subject to change depending on the more detailed investigations and decisions made during later site investigations, design activity, construction or site work.

### **Nature of the Work**

The type of work priced in this project in these preliminary estimates contains a great deal of work in and around the existing significant heritage buildings. The nature of such work is difficult to predict in terms of final content, extent and specification. Whilst every attempt has been made to foresee any potential problems and construction difficulties, pricing this work at this stage may be subject to substantial variation by the time that the work is actually carried out. By its nature predicting the cost and extent of such alterations, renovations and repairs to existing buildings is risky and the client should be aware of these factors when reviewing the cost plan and *Conservation Management Plan*. Therefore, the cost plan should be taken as a guide for budgeting purposes.

### **Structural Integrity**

No structural engineer's report has been prepared for these buildings. The *Conservation Management Plan* recommends that a structural engineer is engaged to prepare a report on certain parts of the buildings and the costs for this work have been estimated in the cost plan.

Any major structural work arising as a result of the work involved in repairs, demolition, opening up, replacement of building elements and removal of items (except as identified in the present *Conservation Management Plan*) has NOT been included in this cost plan.

### **Statutory Obligations**

The client should be aware that the buildings must comply with all statutory obligations and regulations imposed by the various authorities both during construction and upon completion. Specific obligations such as the provision of scaffolding for safety reasons have been costed in the cost plan. However, specific requirements required in the design of spaces such as provision for disabled access have not been included. The client may need to take these requirements into account in any future changed uses, design standards and costings.

### **Tender Date**

A tender date of early 2006 has been assumed and a general completion of the major part of the work has been assumed as the middle of 2006.

No provision has been made for *rise and fall* (escalation) in building costs or potential tender adjustments beyond the middle of 2006. Allowances for additional costs may have to be made if the work is completed after this date. If the majority of work identified in the cost plan is commissioned before this date then the client may benefit from lower prices than those shown in this cost plan.

### **Tendering**

The costing of work described in the *Conservation Management Plan* and this cost plan assumes that the individual related items (in type or location) will be aggregated to form one or a small number of contracts. For instance, one contract may be for the exterior work and the other for the interior work. Alternatively, contracts may be divided in accordance with their priority, such as packages for the *Short Term Essential or Priority Schedule of Works*. However, if the work is tendered for in individual small works packages at different times, then the client may lose the benefits that a larger scale contract brings in economy of purchasing materials, overall supervision, continuity, plant and materials purchase and overall quality and safety control throughout the project.

It is recommended that when the scaffolding is installed for work to the exterior of the building advantage is taken of its installation by completing all those works that can be carried out safely from this working platform (Roof, External Walls, Windows). However, work to the upper part of the roof, ridge and gable ends is likely to require the use of a *cherry-picker* for safety reasons.

In addition, it is recommended that any firms invited to tender should have a good reputation for the quality and craftsmanship required for this significant heritage building.

The client should also ensure that the appointed contractor(s) and subcontractors have adequate insurance to cover all risks for the type of work involved.

### **Goods and Services Tax (GST)**

As a non-profit religious organization it has been assumed that the Church is NOT liable for the payment of GST on any of the building works identified in this *Conservation Management Plan*. However, if this assumption is incorrect then all the costs in this cost plan will have to be increased with a provision for the payment of the +10% payment of GST.

### **Costs in the *Conservation Management Plan***

The costs indicated for each individual item in the *Conservation Management Plan* are a guide for budgeting purposes.

Note that, the individual cost for each item included in the *Recommendations* section is *exclusive of GST*.

### **Exclusions from Estimate**

The following have been excluded from this cost plan:

- Ongoing maintenance costs.
- External garden and general landscaping works.
- Allowances for *rise and fall* (escalation) from December 2006 to the time when the work actually takes place.
- Any land costs or land acquisition expenses, planning fees, survey and building permit or inspection fees and the like.
- Professional, project management and any other consultant fees.
- Specialist advisors and the work they may recommend. These advisors may be required to advise on pest and termite infestation, paint colours, rendering mixes, electrical and mechanical systems and work, occupational health and safety issues, fire prevention, archaeologists, independent building surveyors' assessments of the whole or any part of the buildings and other work.
- Fittings, fitments, loose furniture and equipment.
- Major electrical works and new installations.
- Heating installation or equipment.
- Cooling or air-conditioning installations or equipment.
- Asbestos removal of any kind.

**SECTION 1**

**1.0 Introduction**

Copyright is held jointly by St. Paul's Anglican Church and the consultants. Either of the two parties has a perpetual license to use the material in this Report.

## 1.2 Acknowledgments

The Consultants acknowledge and greatly appreciate the valuable assistance provided by Mrs Joan Ferres, St. Paul's Anglican Church; Fae Ingledew, Information Services Officer, National Trust of Australia (Victoria); Vicki Johnson, Heritage and Urban Design Officer at the City of Ballarat and Tony Armstrong at Heritage Victoria.

The Consultants also thank the following people for their assistance with information for this report: Prof. Miles Lewis, University of Melbourne; Anthony Smith, City of Sydney; Hector Abrahams of Clive Lucas, Stapleton and Partners, Sydney; Dr Donald Ellsmore, Deakin University; Simon Wiltshier, N.S.W., Alan Croker, N.S.W., and Bill Jordan, N.S.W.

## 1.3 Heritage Listings

Surprisingly, St. Paul's Anglican Church, Humffray Street South, Ballarat, has been overlooked in previous heritage studies. It is therefore not included on the Register of the National Estate (Australian Heritage Council), Victorian Heritage Register or as an individual heritage overlay in the City of Ballarat Planning Scheme. However, the Church site is included within the Inner Urban Interim Heritage Precinct (HO164) as identified in the Schedule to the Heritage Overlay in the City of Ballarat Planning Scheme.

In relation to existing heritage controls over the Church site, any external buildings and works require a planning permit from the City of Ballarat.

The Church building has not been classified by the National Trust of Australia (Victoria). However, the organ within the Church has been classified as being of **State Significance** by the National Trust. The classification citation states:

"A two-manual organ built in 1864 by J.W. Walker, of London (job no. 744), originally of 15 speaking stops, enlarged in 1892 by Fincham and Hobday, and rebuilt in 1957 by George Finchan & Sons at which time the action was electrified and a detached console introduced. The instrument retains its original case, diapered façade, pipework and tonal scheme and is a substantial early example of the firm's work, comparable with the larger instrument by the same builder at St. Stephen's Richmond built shortly afterwards."

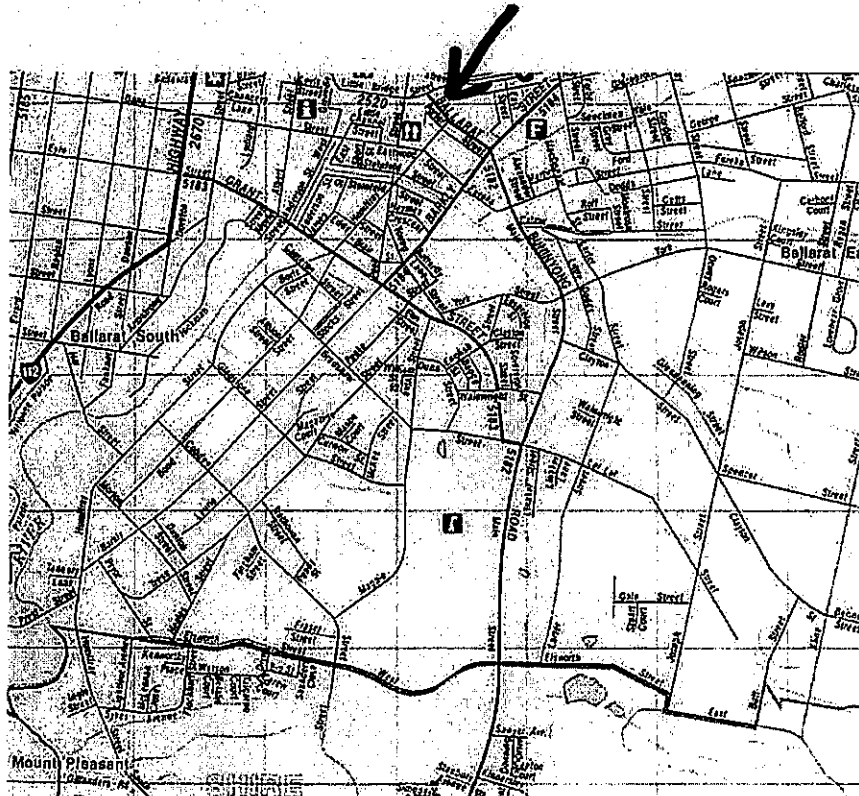


## 1.4 Statutory Obligations of Heritage Listings

Because St. Paul's Anglican Church, Humffray Street South, Ballarat, is included in the Schedule to the Heritage Overlay in the City of Ballarat Planning Scheme (as part of HO164), there is an obligation to refer proposed works for planning permits.

## 1.5 Definition of the Property

The property is located in Humffray Street South, Ballarat (on Bakery Hill). The site is especially characterised by the Victorian transitional Decorated and Perpendicular Gothic Revival styled brick Church building with its landmark castellated tower at the rear. Set on sloping ground, the front is bound by an early cast iron fence with bluestone piers and plinth, and early cast iron gates. Immediately south of the Church building is an introduced (1963) single storey brick Rectory. A recent brick toilet block and a Late Victorian styled timber former Verger's cottage represent the other buildings on the southern portion of the site. There is a large open carpark to the east, at the rear of the Church. A brass plaque and flagpole outside the rear boundary indicates the historical importance of the Bakery Hill area as the location of mass meetings of gold diggers in the lead up to the Eureka Stockade in December 1854.



Source: VicRoad Country Directory, map 257.

**SECTION 2**

**2.0 Historical Evidence**

## □ SECTION 2

### 2.0 Historical Evidence

The following historical evidence is divided into four distinct sections. The **first section** deals with the historical importance of Bakery Hill in the gold rush period in Ballarat. The **second section** explores the establishment of the Anglican Church in the Bakery Hill area in the mid-1850s, and the construction of the first 'permanent' St. Paul's Anglican Church in 1858. The **third section** describes the rebuilding of the church in 1864 and the renovations and improvements carried out between 1889 and the present day. The **fourth section** provides biographical details on the architect, Leonard Terry.

### 2.1 The Importance of Bakery Hill<sup>1</sup>

Originally within the boundaries of the Wauthurong tribe, Ballarat was, by 1850, little more than a large sheep run, near the new village of Buninyong. Kiddle described it as 'a place of serene beauty; a green valley surrounded by wooded hills,' where squatters, including the Learmonth, Yuille and Clarke and others, pastured their sheep.<sup>2</sup>

Then came the gold rush. . Gold was discovered in Ballarat in September 1851, following a find at Buninyong a month earlier. The population of the Ballarat district increased dramatically as a result – to 16,684 by April 1854 – the majority being working class, or lower middle class immigrants, 80% of whom were from the United Kingdom, but also including Germans, Italians and over 600 Americans.

By mid 1854 Ballarat was a burgeoning canvas town, inhabited by a predominantly male population of gold diggers who were becoming increasingly discontented as a result of what they saw as Government injustice, intransigence and tyranny. The legislators of the colony were for the most part landowners who regarded sheep as the real basis of Australia's prosperity. Because the diggings deprived them of labourers, and required much more expenditure on such public utilities as the police force and roads, they decided that every miner, whether successful or not, should pay 30/- a month for a licence. As many of the diggers were of a revolutionary frame of mind, and as there were many occasions when the police were anything but tactful in collecting the licence fees, this decision led to bitter ill-feeling. One clergyman, for example, lined his walls with mattresses for the protection of his family, and a judge left his hotel because of bullets piercing his sitting room.

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1 Unless otherwise noted, the information in this section has been drawn from the following references: "150 Years of Anglican Presence on Bakery Hill 1854-2000 – A Brief History of St. Paul's Church Ballarat", compiled by parishioners of St. Paul's Church, Nov. 2004, which, in turn, drew on research by Keith Rash, Member of the Council of the Royal Historical Society of Victoria, and also of the National Trust of Australia (Victoria); M. Kiddle, *Men of Yesterday – A Social History of the Western District of Victoria*, 1963; "Historical Studies – Eureka Supplement", 1965; Manning Clark, *A Short History of Australia*, 1963; and C.M.H. Clark ed, *Select Documents in Australian History*, Vol. 2, 1851-1900, 1955.

2 M. Kiddle, op.cit., p.194.

At this time a publican, James Bentley, was acquitted of murder, and many believed this was because he was a friend of the magistrate who heard the case. Incensed, a crowd of diggers gathered outside the hotel and burnt it to the ground. Matters were only made worse when the new Governor, Sir Charles Hotham, intensified the collection of the hated gold licence fee in September 1854, and arrested 3 diggers for the burning of Bentley's Hotel in October.

Bakery Hill became the rallying point for mass meetings of diggers in the period leading up to the Eureka "uprising" in December 1854. The first meeting was on the 1 November 1854, at which complaints were voiced about the arrest and detention of "innocent people" and speakers began agitating for political reform, seen as the only means of gaining a redress of their grievances. A "general league of diggers" was suggested for the first time. Chartists<sup>3</sup>, who had participated in demonstrations and petitions for parliamentary reform in England in 1848<sup>4</sup>, were among the immigrants who arrived on the goldfields in the 1850s, and appear to have had considerable influence.

At a second "monster meeting" on Bakery Hill, attended by 10,000 men on 11 November, the Ballarat Reform League was established, its charter demanding 'full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members, and short duration of parliaments.' The meeting also voiced complete lack of confidence in the Gold Commissioners, the government and the judicial system.

A third mass meeting of 15,000 diggers at Bakery Hill on 29 November approved a number of resolutions, including calls for the dismissal of the Gold Commissioners, for provision for self-defence and for the burning of licences, the latter call resulting in a "huge bonfire". Troops were sent to establish order, but they were attacked and overpowered. From this point the diggers' movement was increasingly influenced by more radical leaders such as Peter Lalor. Diggers pledged allegiance to the Southern Cross and armed themselves. *The Argus* newspaper reported on 2<sup>nd</sup> December that 'there is a long line of diggers on Bakery Hill giving in their names. All appear to be armed.'<sup>5</sup>

The climax was reached when the miners fortified an acre of ground at Eureka Lead, proclaimed the Republic of Victoria and flew over the stockade a new flag of blue on which was placed a white Southern Cross. Shortly after 3.30 a.m. on Sunday, 3 December 1854, government troops stormed the stockade and the rebellion was swiftly crushed. Nevertheless, a Commission into the Condition of the Goldfields was convened within a fortnight, which led to a host of reforms. A Miner's Right of £1 per year and an export duty on gold

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3 D. Richards & J. Hunt, *The Illustrated History of Modern Britain*, Longmans, 1962, p.135. The "People's Charter, drawn up by radicals in Birmingham in 1838, consisted of 6 demands: - a vote for all adult males, the secret ballot, annual elections, abolition of the property qualifications for M.P.s, payment of M.P.s, and equal electoral districts.

4 *Ibid.*, p.173.

5 A.J. Feeley, "With the Argus to Eureka", in *Historical Studies - Eureka Supplement*, MUP, 1965, p.76.

replaced the gold licence; digger hunts were abolished; goldfields commissioners were replaced by wardens; the goldfields were included in electoral districts; and the Miner's Right entitled the holder to vote for the Legislative Assembly in Victoria.

Within 3 years the new Victorian Parliament, established in Melbourne in November 1856 after the granting of responsible government, introduced manhood suffrage, vote by ballot, a redistribution of electoral districts, and the abolition of the property qualification for members of the Legislative Assembly.

The importance of Bakery Hill in the Eureka story was first recognised on 2 December 1979 with a flag pole and plaque at Bakery Hill. A location marker and a flagpole flying the Eureka flag was also placed on the pavement just outside the north-eastern boundary of St. Paul's Church car park, at the highest point of the hill, on 20 November 2004.<sup>6</sup>

If not the birthplace of democracy in Victoria, Bakery Hill was, at the very least, the crucible from which it sprang.

## **2.2 The Establishment of the Anglican Church on Bakery Hill<sup>7</sup>**

### **2.2.1 The Early Years of Anglicanism at Bakery Hill**

The first Anglican service on the Ballarat goldfield appears to have been held in 1851, and, in response to a call by Bishop Perry of the Melbourne Diocese, one parish priest left his parish for a short time to lead three services in Ballarat on 19 October of that year. These services were held at Golden Point, near where the present St. Paul's Church stands; at Little Bendigo, now Nerrina; and near where Christ Cathedral now stands.

In 1854 Ballarat was included in the Archdeaconry of Geelong. In that year Rev. James Thackeray, recently arrived from England, was sent to Ballarat as its first residential priest. He was assisted by a young lay reader named Charles Draper Newman. The first services of worship were conducted in a large room in the Golden Fleece Hotel, and then in a tent on the reserve later occupied by the Cathedral of Christ the King. Some Anglicans from the Bakery Hill area formed themselves into a congregation to be known before long as St. Paul's, meeting in a tent on the ground now occupied by St. Paul's Church. Lloyd Jenkins described it as follows:

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6 Information supplied by Joan Ferres, St. Paul's Anglican Church, 20 February 2005.

7 Unless otherwise noted, the information in this section is drawn from: "150 Years of Anglican Presence on Bakery Hill 1854-2004 – A Brief History of St. Paul's Church Ballarat", compiled by Parishioners of St. Paul's Church, November 2004; Research by Neville Drummond published in the St. Paul's Parish Newsletter, July and August 1994, which, in turn, acknowledged the findings of Ballarat historian Lloyd Jenkins from *The Ballarat Weekly Times*, published in the *Ballarat Courier*, 26 December 1986; *The notes of Mr. A'Beckett's Lecture sometime after 1876* (including pinned additions to a timeline possibly by others unknown) provided by Joan Ferres; and L.J. Blake (ed), *Vision and Realisation – A Centenary History of State Education in Victoria*, Vol. 2, Education Department of Victoria, 1973.

The initial arrangements were makeshift. An earthen-floored tent served as a place of worship on Sundays and as a denominational school during the week. The walls were soon enclosed with palings, giving the structure a slightly more substantial look. The canvas roof kept out some of the rain. Overall size was about 60 feet by 20 feet. A bell hanging from a stand hastened latecomers, whether worshippers or scholars.<sup>8</sup>

### 2.2.2 Establishment of the Denominational School

Thackeray opened St. Paul's Denominational School, which later became School No. 56, otherwise known as St. Paul's Ballarat East, in two rented timber buildings (one serving as a teacher's residence) on Bakery Hill on 30 October 1854 with William Barton as Head Teacher. Fifty-two children were enrolled at a weekly cost of 2/- each. The average attendance in 1855 was 59 (26 boys and 33 girls). Thackeray lost favour with his Archdeacon in 1855, and was replaced by Rev. John Potter, although he appears to have continued to minister at St. Paul's for a time after that. In March 1856 the Town Surveyor valued the school at £425 and the attached residence at £60. After roofing, flooring and other repairs that month,<sup>9</sup> Rev. John Potter, who was appointed to succeed Thackeray, reported that the schoolhouse was the best wooden building for public use in Ballarat. The *Ballarat Times* newspaper agreed that 'this convenient and well situated place of worship has been greatly improved.'<sup>10</sup> By February 1857, 110 students were enrolled at the school-cum church. In March, money was raised to refit the building for public worship, and to purchase a musical instrument.<sup>11</sup>

By 1858 there was also a timber Temperance Hall that adjoined the Church and which fronted onto Humffray Street<sup>12</sup> (Figure 2.27). The hall was situated on allotment 7 originally owned by J.W. Gray and Anon. in 1857 (see Figure 2.03). The hall had a gable roof form and a central gabled porch, the front boundary featuring a timber picket fence. This hall formed the location of the founding of the Ballarat Mechanics Institute from 1858, which later relocated to its own building in Sturt Street.<sup>13</sup>

### 2.2.3 Building of a Church

On 4 June 1857 a subcommittee was appointed for the purpose of calling a public meeting to consider building a church in the district. Four days later a formal request was presented to Bishop Perry, Melbourne, that Ballarat East be made a separate incumbency, independent of Ballarat West, the Vicar to be offered £500 per annum

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8 N. Drummond, from article, headed "Some Historical Notes", published in St. Paul's Parish Newsletter, July 1994.

9 *The Ballarat Times* 22 March 1856, p.3.

10 *Ibid.*, p.1.

11 *The Ballarat Star*, 2 March 1857, p.1.

12 Reid & Chisholm, *Ballarat Golden City: A Pictorial History*, Bacchus Marsh, 1989.

13 W. Jacobs & D. Rowe, 'Ballarat Mechanics Institute (including the Old Mining Exchange) Conservation Management Plan', prepared for the Ballarat Mechanics Institute, January 2001, p.20.

with house. So the Parish of St. Paul's was established, with Rev. Cooper Searle as the incumbent on 15 February 1858 (Figure 2.01). Tenders were called soon after for the building of a brick church, and the tender of Messrs Pleydell and Clarke was accepted on 29 April. The building, which was constructed on the site of the present Church carpark, was described in the *Ballarat Weekly Times* as 'St. Paul's New Schoolroom and Temporary Church.'<sup>14</sup> It was opened by Rev. A. Sedden on 22 August 1858. Rev. Potter congratulated Rev. Searle and his Committee on their remarkable achievement in erecting such a fine building, which he described as 'a credit to Ballarat East, Ballarat proper and to Victoria itself '(Figure 2.02). An organist was appointed at a salary of £50 per annum, and also a sexton who was paid £75, plus 5% of pew rents and 10/- for cleaning up after non-church functions.

The *Ballarat Weekly Times* described the new building as a:  
remarkably neat building.....capable of accommodating 500  
... a schoolroom also to be used for the present as a place  
of worship ... handsomely and substantially built of brick with  
a slate roof ... and ornamented with a tall spire at one (front)  
corner which serves as a belfry ... The interior of the building  
is light and elegant, the roof being in the open timbered  
style, boarded over the rafters and painted in oak. The walls  
as yet are only whitewashed. The building is lighted by three  
large windows at either side and a handsome decorated  
window at each end and at night by 22 gas burners. The  
chandeliers are four plain bronze pendants with two  
branches each. There are also wall branches and pulpit  
lights. The room is well ventilated by the windows, all of  
which are open ... the pulpits are temporary and stand upon  
a low platform upon which also the communion table is fixed.  
The pews are plain forms with sloping backs and  
bookboards, such as are generally used in schools. We  
understand that the building has been erected for £1,600, a  
sum which seems very small when compared with the cost  
of other buildings on the goldfields.<sup>15</sup>

It is also noted that the church had a Seraphine harmonium organ.

In 1858, it was also decided to build a separate schoolroom for £1,200 and a Vicarage at 113 Victoria Street, for £1,000. A tender of £900 was accepted for the Vicarage in 1859; the contract was signed on 13 September; and the building, situated on Lots 1 and 2, Section P (Figure 2.03), was completed in January 1860. At about the same time, a vestry and choir gallery were added to the western end of the church.<sup>16</sup>

The site on which the new church building stood (Figure 2.04), being Allotment 14 of Section N, was officially transferred to the Trustees of

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14 *The Ballarat Star*, 18 February 1858.

15 *The Ballarat Weekly Times*, August 1858, quoted in St. Paul's Parish Newsletter, August 1994, and reproduced in "Some Historical Notes" op.cit.

16 News cutting titled "St. Paul's Centenary recalls Early Ballarat History" (unreferenced) 1958. Held in Church Archives.

the Church of England, under the name of "G. Clendinning & Others" on 29 July 1859 (Figure 2.03). George Clendinning was a Trustee from 1857 until his death. The Trustees had already, on 2<sup>nd</sup> February of the same year, acquired a much smaller block of land on the east side of Humffray Street (Allotment 8), separated from the main parcel of land by a right of way. This right of way appears to have become known as "The Avenue" in later years and flanked the main block on three sides. In September 1860 a letter was received from the Denominational School Ballarat stating that the sum of £850 had been granted towards the costs incurred in building the church and purchasing the site.<sup>17</sup>

By June 1861, it was found that the church was not sufficiently large to cater for the needs of a rapidly increasing congregation. The Anglican Diocesan Architect, Leonard Terry, was engaged to prepare a plan for extensions,<sup>18</sup> which would provide for additional seating, and would include the addition of a chancel vestry, and a gallery built for the choir at the western end. A condition of acceptance of the anticipated cost of £850 by the Anglican hierarchy was that £400 must be raised by the parishioners. A tender submitted by Messrs Seeley and Bradbury of £1350 for the work, excepting the tower, was accepted on 21 November 1861. Thomas Robson, of Sturt Street, made an offer on behalf of a stained glass window company to provide stained glass for the tracery of the chancel window and also offered to provide the central window at his own cost, the first offer being conditional on the two side windows being purchased from the stained glass company for £35. It seems the first offer was rejected as, in May 1862, the Trustees passed a vote of thanks to Ferguson & Urie for the tracery stained glass window (existing window 10), and to Mr. Robson for the "handsome gift" of the centre panel of the window. The church was substantially rebuilt to hold 800 people, with a massive square battlemented tower at the front of the building, clearly visible for miles around (Figure 2.05), as reported in the *Ballarat Star* newspaper on 11 March 1862 as follows:

The square tower of St. Paul's Church is now one of the handsomest and most prominent objects seen from the western portion of the town. Additional height will be given to the present elevation, and the top will be battlemented.<sup>19</sup>

The tower was built by Messrs Seeley and Bradbury, whose tender had been accepted in January 1862 at a cost of £537. In the same year, Mr. Laidlaw's tender of £30 was accepted for planting the church grounds etc.

Ferguson and Urie's window in the triplet east chancel window was described in a letter from the firm on 3 April 1862, as follows:

[It] is designed in accordance with the date and style of the building – that of the latter half of the 14<sup>th</sup> Century, a period of transition from the decorated style into the perpendicular. It is fitted with a grisaille pattern in keeping with the principles of the Glass painters of that period, their details

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17 From "History Timeline", supplied with *The Notes from Mr. A'Beckett's Lecture sometime after 1876*.

18 G. Serle, *Australian Dictionary of Biography*, Vol. 6. 1851-1890, p.257.

19 *Ballarat Star* newspaper, 11 March 1862, p.2, newspaper cutting provided by Joan Ferres.



were taken from natural flowers, leaves and weeds, so in the design is seen the Passion flower and its leaf, the vine leaf, maple, thistles etc. in the top piece of tracery is the Paschal Lamb and banner (Agnus Dei). In the largest pieces of tracery are monograms of our Saviour.

The label in the centre of the window with the scripture text is twisted round a floriated cross on a rich blue background.<sup>20</sup>

The enlarged church was re-opened for worship at a celebratory occasion in 1862. The costs incurred in this rebuilding were substantial, £700 being raised by means of a Bazaar which opened in the Mechanics Hall on Christmas Eve, and extended over a fortnight. Money was also raised from the weekly rent of £3 paid by the Welcome Nugget Company for the privilege of mining in the vicinity (the company also offered a bonus payment of £150 in July 1860). It is not known whether the offer was taken up). Another source of income was through pew rents, each "sitting" being let at the rate of £2 per annum. By June 1862, pew rents amounted to £406. A final further saving was made by virtue of the fact that the architect, Leonard Terry, stated, in June 1862, that he would be willing to accept £50 for his services, the remaining £55.5/- of his fee to go to the enlargement fund.

A drawing by Ryland gives an impression of the interior of the church at this time (Figure 2.06).

It was recognised that a number of mining companies operated in and about the church reserve at various times. In October and November 1863, the Church Trustees unsuccessfully applied to the Supreme Court for an injunction to restrain the Danish Company from further works below the church reserve.<sup>21</sup>

## **2.3 Building Works in 1864<sup>22</sup>**

### **2.3.1 The Existing Church Building**

On 1 April 1864 a thunderstorm signalled a weekend of constant heavy rain. The ground of Bakery Hill, weakened by mining tunnels, gave way under the foundations of St. Paul's. The walls cracked apart, and by the Sunday the church was in a state of collapse, and worshippers retreated to the schoolroom for their service of worship. Of the total building structure, only the tower was unaffected amid the ruins. Amazingly, the east stained glass window also survived. It was carefully (but quickly) removed on 3 April by Mr. Fortune, a glazier and painter of Victoria Street, with the assistance of helpers.<sup>23</sup> A detailed account of the disaster was reported in the *Ballarat Star* on 4 April 1864 as follows:

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20 St. Paul's Church Archives. Reproduced in "150 Years of Anglican Presence on Bakery Hill" op. cit., p. 26.

21 *The Ballarat Star*, 4 April 1864, p.2.

22 Unless otherwise noted, the information in this section is drawn from the sources listed at the commencement of the preceding sections, together with Vestry Minute Books and Annual Reports from 1889-1896, 1901-1902 and 1937-1938.

23 *The Ballarat Star*, op.cit.

St. Paul's Church, one of the greatest architectural ornaments of Ballarat East, and built at an outlay of between £3000 and £4000, has all at once become unsafe to worship in. On Saturday afternoon, or early on Sunday morning, the sexton perceived some fissures in the ground on the south-east side of the church reserve, and some cracks in the wall of the church, were of notice was at once given to the trustees of the church. On an examination of the building, it was found that both the north and south walls were cracking at intervals from the chancel end, about two-thirds along the church, and it was deemed unsafe to hold the usual services. The morning service, therefore, was celebrated in the old school-room, adjoining, and the evening services, by permission of the borough authorities, in the Eastern Town Hall. As there was every reason to fear that the danger to the building might increase, steps were promptly taken to secure the beautiful chancel window by removing the glass, and this was quickly and safely done by Mr Fortune and his aids on Sunday afternoon, while men were at the same time employed in shoring [sic.] up the church on the south-east side, where subsidence of the ground appeared to be greatest. The tower and the lower end of the church exhibited no signs of insecurity when we visited the place last evening, and it is hoped that they may still remain uninjured. Some intention was at one time had yesterday of removing all the fittings of the church, but as the costly chancel window glass has been secured, and the worst portion of the walls shored up, it has been decided to leave the building as it was. This disaster is felt as a sort of calamity as the church had only recently been finished after a large outlay in money, and labor, and anxiety, and was really a very handsome as well as commodious edifice. Crowds of people visited the place on Sunday, and a feeling of regret was general. The reserve was just getting pleasant with its trees and shrubs, and ivy was fast climbing the church walls at every angle and buttress, bidding fair soon to make the building wear as pleasant and home-like a look as many a time-hallowed fane in the old country. Now the main body of the church is considered already a wreck. In one place the shore timbers pierce the wall. In place of the "richly dight" chancel window there hangs now a screen of old bags, canvass, and so forth, to keep out the weather from the gilded mouldings and star-spangled ceiling of the chancel only lately completed; and along the side walls inside and out, and on the slate roof, there are but too many and too evident signs of what looks like ruin. What may be the further subsidence of the ground we do not know, nor what the advice of the architect, but the trustees yesterday seemed to be of the opinion that if the tower end could be saved that was as much as could be hoped for. Should that remain firm, and the trustees can obtain possession of the right-of-way between the tower and Humffray street, it is

probable that, subject of course to any contrary professional advice, the body and chancel end of the church will be taken down and new edifice erected fronting into Humffray street, the present tower and gable end forming a portion of the new building. As to the cause of the present disaster, we need hardly say that it is the falling in of the ground in the adjacent mines, and some people, wise after the event, will no doubt say a church should never have been built upon and amidst mining grounds of the nature of those about the neighborhood of St. Paul's. What blame is due to the trustees, if any, or what to the miners, if any, it is not our province to say, nor have we the means of saying. The late thunder storm with its deluging rains seems to have been the immediate cause of the subsidence of the ground, as on Friday night and Saturday morning the works of the Danish Company, the Ballarat (Blue Jacket) Company and the Llanberis Company were inundated. The Danish Company say the water came in on its mine from the abandoned Ballarat Company's works. On Friday night the Danish Company's men were below, but by eight a.m. on Saturday the water had risen 20 or 25 feet in the shaft, and the mine is still swamped; whereas, on Saturday morning, the Llanberis works, which are at a considerably lower level than the Danish, had only a few inches of water in, and last evening it had risen only to the cap-pieces. From this it would seem that the flow is from the Danish Company's ground, although it is just possible, perhaps, that both grounds may be flooded from the old Blue Jacket ground. At any rate the latter is regarded as a nuisance and a danger, and we believe the Llanberis Company will apply to the warden this morning for leave to fill up the abandoned shaft of the Ballarat Company. We need not add that all but baling operations are suspended in both the Llanberis and Danish mines. It will be remembered that in October or November last the trustees of St. Paul's applied *ex parte* to the Supreme Court for an injunction to restrain the Danish Company from further works below the church reserve, and the injunction was refused by Mr Justice Molesworth, the company agreeing to pay costs of the suit, which, however, are still unpaid. Divers works by quartz miners of one party and another have been done in and about the church reserve at various times, while at a remoter date the alluvial workings in the old gravel pits gutters ground also helped to add to the general tendency to a decadence of earth about the church site. Some agreements also were made between the church trustees and the Danish Company, and other miners, touching the ground, and it is most likely that now the disaster to the church has come a searching enquiry will be made as to the liability of the several parties to the agreement in question.<sup>24</sup>

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24 *The Ballarat Star*, 4 April 1864, p.2, newspaper cutting provided by Joan Ferres.

The Diocesan Architect, Leonard Terry reported on 4 April that the church was unusable. On 6 April it was decided to take the whole building down, with the exception of the tower, and to apply for the use of the Mechanics Hall for Sunday morning and evening services, and also the Eastern Hall for services on Sunday evenings. A public meeting of people from all denominations in the Mechanics Hall on 11 April witnessed a flood of sympathy for the congregation of St. Paul's, and over £500 was soon collected to commence a fund to rebuild the church.

Mr. Cowland's tender to take down and stack material from the church was accepted on 13 April, and, on 4 May, a memorial for a grant in aid of a new church was presented, without success, to the Legislative Assembly. Christ Church undertook to donate the proceeds from their offertory collections, and the Harmonic Society repeated their "Messiah" Oratorio in aid of Church funds. On 13 August 1864 Leonard Terry submitted plans for the new church, providing for a school under the floor. His plans, minus the underground school, were approved at an estimated cost of £2,238 and contracts were signed. The nearby Temperance Hall was to be used as a temporary school during the rebuilding of the church. Messrs Boulton and Cowland were contracted to erect the new church for the sum of £2,880.10s (later revised to £2,097), using the materials of the old church.<sup>25</sup> The earlier church was completely dismantled by 22 October, and rebuilding commenced immediately. The new church was opened on 8 April 1865, at a final cost of £4,000.<sup>26</sup> A Mr James, local architect, supervised the works as agent for Leonard Terry.<sup>27</sup>

The new building was even larger than the earlier church (7 feet wider and 13 feet longer), and this time shock-proof foundations were put in and what was termed the "earthquake plan" used for the roof<sup>28</sup>. The roof was to be supported by pillars or columns in the body of the church, rather than by the walls. A detailed description was supplied by an article in the *Ballarat Star* as follows:

The pillars [timber columns] which extend in two rows of nine each up the centre of the church, together with those at each side, are intended to support the roof in case the slightest depression again takes place in the ground and causes the walls to sink. They rest on large beams, which traverse the whole building beneath the floor, and which are so laid that a like depression must take place over the whole ground before any portion will be affected.<sup>29</sup>

A comparison of Figure 2.07 with a drawing of the interior of the church of c.1913 (Figure 2.10) suggests that the original timber columns were re-used from the earlier building. It also appears that the timber ceiling

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25 *Ibid.*, 11 October 1864, p.2, & 22 October 1864, p.2.

26 *The Ballarat Courier*, 15 August 1914, p.10.

27 *The Ballarat Star*, 24 April 1865, p.2, newspaper cutting provided by Joan Ferres.

28 *Ibid.*

29 *Ibid.*, 24 April 1865, p.2.

trusses for the new building were modelled on the smaller, but more decorative, roof system of the former church.

The new nave was sited in front (west) of the old tower (which was still standing), where the ground was firmer. To allow for this, the Trustees had acquired part of the right of way between Lot 14 and Lots 8, 9 and 10, which faced onto Humffray Street, and which were also all in Trustees' hands by this time (Figure 2.03).

In 1865, a new pipe organ, built by J.W. Walker & Sons of London, costing £435, was installed in the new Church. It had been acquired prior to the collapse of the earlier church and was already en route from England at the time of the fateful event. The organ, with its two-manuals, 20 stops and 830 pipes, was placed at the back of the choir gallery, and a function to celebrate the opening of the new organ was held on 23 June. The Trustees had acceded to John Robson's request in February that the gallery be extended by one foot to enable the whole choir to sit in front of the organ, however the choristers found the conditions stifling in the summer months, eliciting the following comment by a *Ballarat Star* journalist:

What the architect was about cooking the organ and choir into the apex of the roof, we cannot tell.<sup>30</sup>

It was recommended that the organ be moved to the south-east corner of the church near the reading desk, but, after a trial with the choir singing at both sites, the organ was moved to a position partly under the gallery on the floor of the church.

A floor plan of the church in the 19<sup>th</sup> century shows a large space in the centre rear of the building for the organ and choir, steps up to the gallery (left rear), and the probable location of the baptismal font (right rear). There were rows of pews. The chancel was flanked by a vestry on the south side and a north porch. The location of the communion rail and pulpit are clearly indicated (Figure 2.07).

New carpet was obtained for outside the communion rails in April 1865; a pair of standard lamps for the main entry was presented by a Mr. Grenville in October; and George Clendinning donated two Glastonbury patterned chairs for the chancel in December 1866. A new pulpit, dated 1876, was donated in memory of George Clendinning.

In July 1868, the Trustees investigated the possibility of acquiring more of the right of way to the rear of the Temperance Hall, which would allow for the building of a south transept for the organ, the position of which was still highly contentious. Leonard Terry was also asked to prepare plans and provide estimates in October for a north transept to the church, as accommodation was considered inadequate.<sup>31</sup>

In June 1869, Edward James, architect, submitted plans for new approaches to the Humffray Street entrance to the church. The plans show a plain fence across the front of the property, with an ornate

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30 *Ibid.*, 11 April 1866, p.2.

31 *Ibid.*, 2 October 1868, p.2 & 10 December 1868, p.2.

wrought iron gate at either end, hung on equally ornate pillars. The gates open on to a stepped semi-circular path leading to the steps at the main entrance to the church (Figure 2.08).

### **2.3.2 The Associated Buildings**

#### **Schoolhouse**

The erection of a new "commodious" schoolhouse, contracted to Messrs Gibson and Stubbs, was substantially completed by the beginning of December 1864, enabling services of worship to be resumed there from 4 December.<sup>32</sup> The work was finally completed in April 1865. The Trustees assumed responsibility for the amounts still owing on the schoolhouse (£200) and the organ (£85), on the understanding that they held both as security, and would fund no expense on them without written permission being granted. Over £2,000 debt was still owed on the church. The Committee of St. Paul's School resolved to utilise 20% of school fees to help defray building costs – a move strongly criticised by the Board of Education inspectors, who held that the old building, "bad as it was", was preferable to the new one.<sup>33</sup> Nevertheless student numbers continued to grow, with 264 children on the roll in the second half of 1867.<sup>34</sup> The schoolhouse is clearly visible at the rear of the church in a streetscape of Ballarat circa 1868, possibly taken from the East Fire Station (Figure 2.09).

The school, however, fell victim to the passing of the Education Act of 1872, which abolished State aid to all denominational schools, in favour of 'free, secular and compulsory' state education.<sup>35</sup> St. Paul's School survived for a few years, but finally closed as an Anglican Denominational School on 30 June 1877, when it, like the earlier church, was undermined by unstable foundations, and £850 had to be spent on repairs.<sup>36</sup> The school apparently later became an adjunct to the Humffray Street National School (now demolished).

#### **Sexton's Cottage**

In December 1868, the St. Paul's Church purchased the land and cottage next to The Avenue. At a later stage, two rooms were added to the cottage.

## **2.4 Changes from 1889 to the Present Day**

### **2.4.1 The Church Building**

#### **Church Roof**

At the Vestry meeting held on 1 April 1889 it was announced that a Mr. Ramsay's specifications and contract for stripping and re-slating the north side of the church roof had been accepted, his being the lowest quote (£58). A fund for repairs to the church was opened, which raised

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32 *Ibid*, 3 December 1864. P.2. Interestingly, the Church Vestry Minutes for December 1864 also stated that the adjacent Temperance Hall was used in December 1864 as a temporary school during the rebuilding of the church (information provided by Joan Ferres).

33 Extract from a Report of the Inspectors of the Board of Education, quoted in a letter from William Lakeland, Correspondence Secretary of the Committee of St. Paul's School, to George Clendinning, Secretary of the Church Trustees, 6th June 1866. Held in Church Archives.

34 Letter from H. Molloy to Dr. Clendinning, dated 25 November 1867. Held in Church Archives.

35 A.G. Austin, *Australian Education 1788-1900*, Pitman, 1965. P.217.

36 *The Ballarat Courier*, 15 August 1914, p.10.

£75 in voluntary subscriptions, plus a further £50 contributed by the Vestry (including £10 donated by the Vicar), by 1 July. Money left over from the roof repairs was subsequently used to buy a new communion table, to paint the boundary fence in Victoria Street and to obtain gravel for the Avenue (the location of the Avenue is unknown today).

#### **Asphalting and Ventilation**

In January the following year, tenders were called for asphalting the church pathways 'with the best asphalt', and for improvements to the front fence. Also, a tender of £6.10/- for stone pillars, for planned new gates, was accepted on 30 June. A photograph of St. Paul's Church in 1900 shows the result of these improvements and the church partly covered in ivy (Figure 2.11). During the second half of 1889, Vestry's concerns with building and maintenance centred on ventilation. Ventilation of the church was referred to the Works Committee in October.

#### **Painting of New Fence**

George Ludbrook successfully tendered for painting the new iron front fence, gates and lampposts with a quote of £6.15 in February 1891. At the Vestry meeting on 6 April of the same year, W Lakeland expressed a wish to present a brass eagle lectern to the church in memory of the late Mrs. Lakeland. In August, the return of the new fence, between the church and the Temperance Hall, was erected.

#### **Relocation of Choir & Organ**

A special meeting was held on 14 September 1891 to discuss the removal of the choir from its current position to the Chancel. The following month a Congregational meeting was called to consider the move of the choir and that of the organ be situated to the east end of the church, as per a plan drafted by Mr. Molloy, architect, at an estimated cost of £340. A large majority voted in favour, but the cost was considered too expensive. In November, Mr. Molloy was asked to prepare another plan for the alterations at a reduced cost. A modification of the two plans was finally adopted, the revised cost of £150 to be met by way of a loan from the Bishop-in-Council over 7 years. Tenders were called in February 1892, the lowest being twice the estimated cost, so it was decided not to touch the fabric of the church, but simply move the organ and choir to the east end of the church and, as a consequence, also move the pulpit. It was resolved not to take down the gallery, but fill up the space left by the removal of the organ. Fincham & Hobday were contracted to move the organ to the south-east side of the chancel, and also to add new stops and insert a hydraulic blowing engine, which the organist, John Bayley, had first requested in December 1889.

A report in *The Ballarat Church Chronicle* describes the organ's new carved frame and painted pipes. It tells also of the addition of 'magnificently carved choir stalls in Blackwood and Huon pine' and of the "very beautiful new communion rails in brass", which were erected in the chancel in April 1892 by H. Goddard, at his own expense, in memory

of his mother. 'The effect of the alterations', continued the report, 'is to make St. Paul's one of the handsomest Churches ... in the Diocese.'<sup>37</sup>

#### **Tablet and Font**

A tablet was erected in the church on 6 June 1892 in memory of Canon R. T. Cummins, and the present baptismal font is dated 1892 in memory of Henry Smith.

#### **Construction of Robing Room**

Correspondence was received by Vestry from the choirmaster, John Robson, on 4 July 1892 in which he insisted that a "robing room" be built, and, presumably for that purpose, in August, he gave a loan of £200 from the Trustees of the Restoration Fund to the Vestry at 5% interest, to be repaid as circumstances permitted. A small portion of the roof of the robing room (now vestry) is shown in Figure 2.11, with the tower rising behind it. The choir, assembled for the "re-opening" of the choir in 1892, consisting of 16 men and 20 boys "robed in white surplices and violet cassocks", and 18 lady members, who sat in the front pews of the nave<sup>38</sup>.

#### **Maintenance**

The year 1892 brought with it an unprecedented economic depression, yet £370.11.3 was raised in that year for church alterations, and the church's bank overdraft was completely met by March 1893. Complaints were received during April concerning rain entering the Vestry through a "skylight", and also entering the church through the roof on the south side. There were also concerns about dampness evident on walls in the new Robing Room. The architects, Figgis and Molloy investigated the problem, concluding that the moisture was primarily caused by an oil cloth hanging preventing adequate ventilation.<sup>39</sup>

#### **Plan of Church**

It appears from the Vestry minute book for the period that a plan of the church was submitted to Vestry on 5 November 1893. The location of this plan has not been ascertained.

#### **Changes in 1894**

The following changes occurred in 1894:

- Mr. Bush repaired plaster over the chancel in January.
- In July, Mr. Bush reported that he had repaired the windows in the new Robing Room and on the south side of the Church.
- It was resolved to place an incandescent light at the west end of the Church as a trial (potentially saving 50% off the gas bill).

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37 *The Ballarat Church Chronicle*, 7 May 1892, as quoted in "150 Years of Anglican Presence on Bakery Hill, op. cit.

38 *Ibid.*

39 Letter from Figgis & Molloy, Architects, to I. Trevor, Secretary, St. Paul's Church, 25 May 1893. Held in Church Archives.



### **Lighting, Organ Repairs & Robing Room**

At least nine "Wellsback" burners were fitted in the nave of the church, while those on the Standards in the chancel were removed in 1895. And, during the latter part of the year, organ repairs were carried out, being completed in January 1896. In the following year, 1897, Mr Ludbrook constructed an organ chamber. By c.1900, the tower was used as a female robing room.

In 1910, the robing room that had been built in 1892 became known as the Ladies' Robing Room, the vestry forming the space between this space and the chancel.<sup>40</sup> It was also in 1910 when the belfry and room in the tower were cleared out and renovated. They were fitted with hooks rails, new window framing and glazing (south window), rail to steps, two gas brackets, shelving, etc. and became a robing room for the choir.<sup>41</sup>

Gas lights were introduced in the Church in c.1911. Plaques, dated 1912, noting this development, were placed in the church in memory of John Roberts Elsworth. The church Reredos is dated 1914, in memory of William Lakeland. Further renovations were carried out in preparation for the Parish Jubilee celebrations in 1914. *The Ballarat Courier* asserted that St. Paul's was 'the oldest Church in the Ballarat Diocese'.<sup>42</sup>

### **First World War Honour Board**

A First World War Honour Board was added to the Church in 1919. A subcommittee formed on 2 June 1919 to report on its design and construction.<sup>43</sup> The Board, made of Blackwood timber and containing the names of the men from the parish who served in the Great War, was unveiled in the Church by the Venerable Archdeacon Tucker on 7 December 1919 and reported in the *Ballarat Courier* newspaper on following day<sup>44</sup> (for further details, see a cutting of the full newspaper article in Appendix 8.08).

### **Electrification of Organ**

In 1921 an organ fund was launched to electrify the blower, due to low water pressure during the summer. The parish newsletter, *The Messenger*, in one of its earliest issues, in 1921, presented the case for change with eloquent persuasion, as follows:

Robbed of its supply, the organ becomes short-winded, and mournfully discordant, and but for the assistance of stalwart human arms would certainly go off duty.<sup>45</sup>

A new electric blower was finally added to the organ in 1933. The celebration anthem was "Praise the Lord O Jerusalem!"<sup>46</sup> It may have been at this time when the brick skillion addition was constructed to the

40 Verbal comment from Joan Ferres, St. Paul's Church, 6 May 2005.

41 Minutes of St. Paul's Vestry, 8 June 1910, kindly provided by Joan Ferres.

42 *The Ballarat Courier*, 15 August 1914.

43 Minutes of St. Paul's Vestry, 2 June 1919, typescript kindly provided by Joan Ferres.

44 Ibid., 7 December 1919.

45 St. Paul's "Messenger", 1921, as quoted in the 150 Years of Anglican Presence on Bakery Hill, op.cit.

46 Ibid.

west of the vestry. It possibly replaced an earlier lean-to that housed the hydraulic mechanism for the organ.

### **Repairs in the 1930s**

In 1935, the Church Minutes note that electricity was connected at the Church. In 1936, a new Processional Cross, in memory of Mr. Sage, was provided by W. Traunton, and, in the same year, the church roof was re-slating, the organ renovated and pews painted. Repairs were carried out to windows at the east and west ends and at the side of the church in 1937. The Vestry Annual Report for 1938 mentioned the following works carried out during the past year:

- Re-slating the south side of the roof and new spouting (£15).
- Renewing windows on the west side of the church (£15).
- Complete overhaul of the organ by Finchan & Sons (£48).

The overhaul of the organ included the removal of the hydraulic organ blower, with the organ connected to electricity supply in 1937.

There appear to have been few notable changes to the structure or internal arrangements in the church through the war years and the years immediately following.

### **Alterations in the 1950s**

Alterations in 1952 saw the opening of the Our Lady Chapel, addition of a memorial to Walter Davis, and the relocation of the pulpit to the north side (compare photographs of the interior of the church taken before 1952 and at the time of the Centenary celebrations in 1958 – Figures 2.13 and 2.14).

A significant change to the Church building in c.1956-57 was the removal of the original west window. It was replaced with the existing streamlined tracery window (compare Figure 2.11 with Photo 3.95). Urgent repairs to the window had been noted in the Vestry Minutes as early as 1936, when the 'mullions and tracery in west window' were 'bulging inwards' and needed urgent repairs.<sup>47</sup> With the onset of the Second World War, it appears that these works were delayed. Because of the difficulty in procuring coloured glass from France, it took some time after 1945 for the manufacturers to recommence operations and for the glass to be available for the works to the west window of St. Paul's.<sup>48</sup>

The old Walker organ was rebuilt in 1957 by George Fincham & Sons, at which time a modern electric action replaced the former noisy tracker action and a new detached two manual console was installed opposite the pipes on the north-west area of the Chancel. The compass of manuals was extended to CC to C. The total cost of the rebuilding was £3,000. The organ's 100 years was celebrated in 1964 with Sergei de Pieri as Guest Soloist.

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47 Minutes of St. Paul's Vestry, 7 October 1936, provided by Joan Ferres.

48 Interview by Joan Ferres with Bill Robson of W.J. Robson and Sons Pty Ltd, glaziers, 9 May 2005.

### Alterations in the 1960s

The old organ chamber (blower room), to the west of the former Ladies' Robing Room, was converted into the Vicar's Vestry in 1961. The Robing Room was called the Choir Vestry by this time. The original Vestry was then a Warden's Vestry.<sup>49</sup>

Plans for a retaining wall and chain mesh fence to be built on the south boundary of the church property were also submitted in August 1963 (Figure. 2.15).

In September 1964, steel sheets were bought to cover the ventilators in the Church aisles.<sup>50</sup> This decision may have exacerbated later ventilation problems.

The entrance to the church was altered in 1967, when panelling and sedilia were brought from the Bishop's Court in Sturt Street, Ballarat, and used to form a narthex as a meeting area at the front entrance. An amended floor plan prepared by a consultant, D. T. Kellock, in November, 1970, shows the changes, both actual and projected, since the 1890s, with the Narthex clearly marked, and featuring the names of existing and proposed stained glass windows on the north and south sides of the building (Figure 2.16). Additional paneling from the Bishop's Court was also installed in the arched opening on the south wall of the chancel.

The timber paneling that formed the wall of the narthex and infill in the opening in the chancel had an interesting history. It originated from St. Aidan's College and Chapel that were constructed in 1903 on the west shore of Lake Wendouree.<sup>51</sup> The College and Chapel were situated in the grounds of Strathalbyn House that had been purchased as a home for the Bishop of Ballarat in 1879. During the time of Bishop Maxwell-Gumbleton (1917-1927), the interior of the chapel was remodeled and 'designed in the collegiate style, with paneled oak stalls round three sides.' As Mary Steele in *Beside the Lake: A Ballarat Childhood* explains:

It had been his [Bishop Maxwell-Gumbleton's] idea to remodel the interior after the pattern of the chapel at Peterhouse, Cambridge – his own college. This had been built by Sir Mathew Wren (uncle of Sir Christopher), who was Master of Peterhouse from 1624-34. The Jacobean Style interior of the chapel was designed in England by Sir Harold Brakespear, and the money was provided in memory of the Hon. James Chester Manifold MP by his brothers, William and Edward.<sup>52</sup>

When St. Aidan's college and chapel were demolished in 1939, a new chapel was built at Bishop's Court in Sturt Street. The timber paneling

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49 Summary of Church alterations, taken from Parish Council Minutes and Annual General Meeting Reports 1 July 1958-2 December 1979. Provided by Joan Ferres, St. Paul's Church.

50 *Ibid.*

51 M. Steele, *Beside the Lake: A Ballarat Childhood*, Highland House Publishing Pty Ltd, Flemington, 2000, pp.39-40.

52 *Ibid.*

was relocated to this building. The sale of this property in the 1960s witnessed the further relocation of the paneling to St. Paul's Church.

#### **Alterations in the 1970s**

During 1974-75 there was a twelve month trial of a freestanding altar in the Chancel, and the choir stalls were removed. A wooden altar rail, in memory of George and Charlotte Ludbrook and their descendants was placed at the Chancel steps near the Eagle Lectern. These changes remained practically unaltered during later renovations.

An undated floor plan, seemingly before 1952 (judging by the position of the pulpit and the absence of the organ console in the drawing) proposed replacing the three rows of pews, containing 61 seats (40 x 11 ft; 21 x 10 ft 6 ins.), with two rows, containing 30 seats, all 12 ft 6 ins, reducing the seating capacity from 660 to under 400 (Figure 2.17). The idea was seemingly not taken up again until the late 1970s when plans were produced for major restorations and alterations.

An 'existing conditions' floor plan, with notes for proposed works added, was prepared by L. H. Vernon & Associates on 15 August 1978, and amended on 2 March 1979. This plan showed that the baptismal font was still centrally placed at the west end of the nave, in front of the gallery (Figure 2.18). A plan of 'existing conditions – elevation and sections', dated 16 August 1978, recommended mild steel plates and bolts to anchor pillars and rafters. Existing sub-floor vents were to be replaced with galvanised steel vents. Cracks around the west end tracery and sills were to be made good, and render to the tower battlements and cornice needed replacing (fig. 2.19). Detailed floor plans of proposed internal rearrangements were produced on 26 March 1979 (Figure 2.20) and 18 April (Figure 2.21). They proposed a centre aisle with two outer aisles, to seat 176 people, and the font to be moved to the south-east area in place of the Our Lady Chapel, in front of the organ chamber. They also proposed replacing all plasterwork on the west wall, above the gallery, and renewing plasterwork in the location of the timber panelling dado, which was to be removed, behind the altar, on the east wall. Straight steps were to replace the curved steps to the pulpit, which was to be moved closer to the north wall. It was suggested that platform configuration in the chancel should be altered, and part of the partition on the north side be removed. Seating was to be provided for up to 12 people between the two altars. (It was noted on one of these plans that the former Vestry had become the Sacristy.) Finally, a roof plan, dated 14 May 1979 (Figure 2.22) showing existing slate roofing and roof vents, recommended the replacement of flashings and the mending of cracks in gable copings.

#### **Works in the 1980s**

The subsequent restoration works of 1980 implemented most of these plans. The church walls were plastered and painted. Ties were anchored to the pillars in an attempt to stop outward movement of the walls. The font was moved from the west end to the south-east area of the nave, but in front of, rather than in place of the Our Lady Chapel. The pew arrangement was altered to two rows with a centre aisle, as

suggested. The Our Lady Chapel was renovated and the Reredos moved from the east wall to behind the altar in the Our Lady Chapel. Extensive drainage improvements, as suggested in the architect's plans were also effected.

A suggestion was made to the Works Committee of the church on 6 September 1985 that the wall between the Narthex and the church be removed and replaced with a glass wall. Also the existing glass doors were to be fitted with wooden bars. Funds were sought to extend the Narthex by mid-1987.<sup>53</sup>

A severe hail storm in 1989 led to a fateful decision to replace the slate roof, without reinstating the outlet vents along each side of the gable.<sup>54</sup> This was to have unsatisfactory results.

#### **Development in the 1990s**

In 1990, as a result of hail and storm damage, the Church roof was reslated by the Heritage Roofing Company. It was also in 1990 when a cross was cast in aluminium and introduced on the apex of the west gable end.<sup>55</sup>

A Memorial Garden was created in 1991 in memory of Mervyn Miller, and the Corpus erected in the garden in memory of Allan Groves. When St. Luke's, Mount Peasant, and St. James, Nerrina, were closed, the ashes and plaques from their gardens were placed at St. Paul's. When St. James Church, closely associated with St. Paul's, closed in July 1995, a stained glass window, in memory of Francis Day, was placed in St. Paul's Church.

It was also in 1995 when a quote was received from Drystat for the installation of a new damp proof course in the Church building. The total cost for the remedial works was \$67,910,<sup>56</sup> but not action was taken to carry out the work. However, action was taken on repairs to the west window in July 1995 as a result of storm damage.

In 1997 the organ Console was moved from the north side of the Sanctuary to the south-east area, behind the seating in the Our Lady Chapel, replacing the Font which was shifted back to its previous position at the centre of the west end of the church. Holy Water Stoops were placed at all the entrances, in memory of Lynette Steele, the wife of the incumbent priest, Father Ted Steele.

#### **Recent Repairs and Restoration**

On 5 February 2002 a small group of Church delegates met with John Vernon, of L. H. Vernon & Associates, to assess urgent maintenance concerns, mainly relating to dampness levels to plasterwork, particularly

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- 53 Summary of Maintenance Works 28 June 1986 – 14 July 2004, taken from Minute Books, provided by Joan Ferres, St. Paul's Church.  
54 Minutes of Meeting of Rector and Wardens with John Vernon, architect, at St. Paul's Church 5 February 2002. Included in correspondence from John Vernon to Fr. Ron Johnson, Rector, 6 February 2002.  
55 Information provided by Joan Ferres.  
56 Minutes of St. Paul's Vestry, 1995, provided by Joan Ferres.

evident on the east wall. It was concluded that much of the dampness could not be eradicated as it was caused naturally by the thickness of the solid brick walls of the church building. But the problem was exacerbated by a lack of ventilation in the church (given that the roof vents had been removed), the floor vents had been covered by carpet and inlet ventilation had been removed when stained glass windows were replaced from time to time. The plasterwork around the large east window was of particular concern.<sup>57</sup>

After an inspection of the whole church, the architect reported back in May, recommending:

- New framework and flashings around windows
- Complete reinstatement of stained glass panels
- Replacement of significantly damaged face bricks and repointing
- Reinstallation of ridge vents
- Inlet ventilation to at least 4 leadlight glazed windows
- Correction and provision as necessary of downpipes
- Replastering and cleaning Nave timber panelling paintwork
- Replacement of ceiling panels over the Chancel
- Carpet replacement throughout
- Lightning protection installed on the tower
- Improvements to electricals (power points, switchboard, smoke detection and exit lighting)
- Exterior painting
- Sundry carpentry and joinery work
- Inspection of trees on the north side of the church<sup>58</sup>

Parish Council decided on 6 June 2002 to proceed immediately to proceed with corrective work to the east window and some of the plumbing recommendations. The estimated cost to repair the chancel plasterwork and restore the tracery and glazing in the east window was approximately \$50,000, including the architect's fee. Remaining work was to be carried out over time as finances permitted.<sup>59</sup>

Repairs to down pipes were carried out by John Murnane, plumber, in September 2004. The drains were also cleaned and checked by "Rainbow Rise" Plumbing. Ballarat City Council cleared and relaid the lower section of the Council drain at the north-east corner of the church property, from the pit adjacent to the north-west corner of the church to outside the church boundary in the Humffray Street footpath. Work still to be done by John Murnane includes repositioning the poly-pipe which exits the east upper window of the tower so that water drains onto the roof of the vestry, and replacing a missing section of down pipe on the west side of the tower.<sup>60</sup> Corrective drainage works to the north side of the Church are planned in 2005.

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57 Minutes of Meeting of Rector and Wardens with John Vernon, op.cit.

58 Estimate of proposed Reinstatement and General Maintenance Works, supplied by L.H.Vernon & Associates, appended to letter from John Vernon to Fr. Ron Johnson, Rector, 31 May 2002.

59 Letter from Fr. Ron Johnson, Rector, to John Vernon, 6 June 2002.

60 Notes supplied by Joan Ferres, St. Paul's Church.

The most recent change to the interior of the church was the removal in 2004 of the earlier Narthex, and the restoration of the west entrance with a small Narthex, similar to the original porch design. Glass windows have been added, to allow a view of the east window on entering the church.

#### **2.4.2 Associated Buildings**

##### **The School house**

In December 1891, teachers at the school were granted permission to ventilate the schoolroom. A Mr. Swanston was contracted in April 1892 to carry out repairs to the school building, which necessitated the erection of 2 oregon posts to support the roof, removal of broken wall plaster and recovering the walls with tongue and groove pine, as well as forming an entrance to the transept door. It was reported that an old shaft had fallen in, rendering the school ground unsafe. Tenders were called in June for building a brick chimney in the classroom.

The association of the old St. Paul's School with the Humffray Street School continued until 1914, when the Ballarat School of Domestic Arts was established, and St. Paul's, or the Bakery Hill School as it was sometimes known, finally closed its doors.<sup>61</sup> A 1926 plan of the area shows the location of the Verger's cottage and the Ballarat School of Domestic Arts (Figure 2.23). The old school building was evidently demolished at some time between 1914 and 1926.

##### **Temperance Hall**

Before 1902, the St. Paul's Anglican Church acquired the Temperance Hall that had been built in 1858. The hall was situated on the original allotment 7 as shown in Figure 2.03.

##### **Young Men's Club<sup>62</sup>**

In 1902 a Young Men's Club Hall was built on the south side of the Church building, fronting onto Humffray Street (Figure 2.12), after the earlier Temperance Hall had been removed. The Young Men's Club operated until 1916. It was then handed over to the Church upon the condition that the mortgage of £50 and current debts of £4 were taken over by the Church. On 29 April 1928, the St. Paul's Boy Scouts were granted sole use of the Young Men's Club hall. By 1960, this building was referred to Lakeland Hall.

In 1963, the Vestry relocated Lakeland Hall to the rear (east) of the Church building.

##### **The Rectory**

In 1963, St. Paul's Vestry purchased the land occupied by the St. Paul's Scout Hall for £500. By May of that year, plans were drawn up by P. S. & G. S. Richards, Ballarat architects, for a new brick veneer Rectory (labeled Vicarage on the plans) (Figure 2.24). The former Vicarage in

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61 L.J. Blake, *Vision and Realisation*, Vol. 2, Education Department of Victoria, 1973, p. 616.

62 St. Paul's Vestry Minutes, 15 January 1916, 29 April 1928 and 4 June 1960, supplied by Joan Ferres.

Victoria Street was sold for £6,000, which almost covered the cost of the new Rectory, which was built for £6,300.

### **Verger's Cottage**

It was noted in February 1891 that the Sexton's cottage that had been acquired in December 1868 was in a dangerously neglected state, requiring repairs. By March 1893, the cottage was in such a bad state of repair that a Works Committee report expressed doubts as to the wisdom of repairing it, pointing out that 'the chimneys are all damaged from the subsidence of the ground.' In July 1894 tenders were called to pull down the building and rebuild another.

In 1901 further debate ensued as to the future of the Sexton's cottage. In October, Vestry voted to move the existing 2 rooms of the building to the south of the church, west of the Sunday School, but, when tenders were received they were all too high, so a decision was taken on 2 February 1902 to sell the whole building for removal and build a new one on the new site. The new Late Victorian styled timber Verger's cottage was subsequently constructed and survives today at the rear of the church facing the carpark.

Painting on the Verger's cottage at its new site was approved in 1938, but these works were delayed.

A laundry was added to the Verger's cottage in 1963-64 (Figure 2.25). The Verger's cottage sustained major internal improvements and additions in the mid-1980s. The Verger resided in the cottage until the late 1990s.

### **Other Land Acquisitions**

In 1857, the undertaker C. Morris owned allotment 6 fronting Humffray Street (see Figure 2.03). The property appears to have also been purchased by the Vestry of St. Paul's in 1963 to allow for the construction of the new Rectory.

### **Other Building Changes**

In 1963-64, toilets were built between the former Girl's Friendly Society (Kindergarten) Hall and Lakeland Hall (Figure 2.25) at the rear (east) of the Church building. The GFS Hall appears to have been erected some time after 1926 on the site of the former school building, next to the tennis courts. St. Paul's kindergarten hall was demolished in 1993.

A new Deanery was built in 2000, on the site of the earlier tennis courts, and the Lakeland Hall was demolished in 2001.



architect, Percy Oakden, who brought in numerous Nonconformist church and school commissions.

Married in 1855 to Theodosia Mary Welch, he fathered six children. After the death of Theodosia, he married Esther Hardwick Aspinall in 1866, who bore him three children. Terry died on 23 June 1884 of a thoracic tumor at his home in Collingwood. In 1900, the late Leonard Terry was described as 'a man of much more than ordinary ability, and ... [had a ] modest, unassuming and gentlemanly manner.'

**SECTION 3**

**3.0 Physical Evidence**

□ **SECTION 3**

**3.0 Physical Evidence**

The following analyses should be read in conjunction with the Floor Plan and Photographic Key (Drawing 1.01, Appendix 8.1). The analysis is intended as a descriptive overview, providing a broad indication of the physical characteristics, condition and integrity of specific spaces of the Church building. Current photographs are provided as Appendix 8.3.

**3.1 The Setting (Photos 3.01-14)**

The St. Paul's Anglican Church property is situated along Humffray Street South (on Bakery Hill), in a semi-commercial area. Opposite is a brick carpet warehouse (Photo 3.01), while flanking the Church site on the same side of the street are a brick Motel and early brick hall (A.N.A.).

St. Paul's Anglican Church is set on elevated, sloping ground and forms a local heritage landmark. The irregularly-shaped site is particularly characterised by the Church building, with an open area at the front, which is bound by an early cast iron fence with dressed bluestone piers and plinth, and cast iron gates. A cream brick border defines a front open grassed area and there are concrete pedestrian steps on the south side that provide access to the church property, while the northern side has a sloping asphalt vehicular access. Near the front to the south is a garden bed featuring a timber flagpole and signage display.

To the north of the Church building is a narrow asphalted walkway and perimeter plantings. To the south of the Church is a grassed area containing a memorial flower garden. A concrete vehicular driveway separates the garden from the single storey brick Rectory near the southern boundary of the site. Further east of the Rectory on the southern portion of the site is a recent brick toilet block and a Late Victorian styled timber former Verger's cottage. An open car park defines the rear of the site.

In the garden of the former Verger's cottage (to the east) is a stone cross that once adorned the apex of the Church nave gable. It may represent the early cross that crowned the west gable end which was replaced in 1991 with a metal cross of similar design.

**3.2 Built Fabric**

**3.2.1 The Exterior (Photos 3.04-3.96)**

The exterior of the St. Paul's Anglican Church building is largely intact and representative of a transitional Victorian Decorated and Perpendicular Gothic Revival style. It is characterised by an elevated steeply pitched and parapeted gable roof form that comprises the nave crowned with crosses on the east and west ends (the cross at the apex of the west gable has been introduced). There is also an asymmetrically composed gabled chancel and gabled porch that project towards the east, and a vestry (early robing room) in the south-east corner with a gambrel roof that reflects an addition of 1892. A parapeted and skillion extension on the west end of the vestry possibly

represents an interwar (1933) addition. The brick organ blower box, introduced in 1933, is located adjacent to the vestry addition and projects from the south wall of the nave (east end).

A principal and landmark feature of the design is the castellated tower. Apart from the Chancel window and possibly the timber nave columns internally, the tower represents the earliest remaining fabric on the site, having survived the removal of the earlier Church (that was situated to its immediate east), and the construction of the existing Church. This accounts for the unusual rear location tower and its awkward junction with the Church. The tower is constructed of face red brickwork, following an English bond pattern. It has an early cement rendered and capped plinth, together with original dressed and tooled bluestone plinth representing the original construction prior to the building of the existing Church. The tower has projecting brick buttresses with rendered cappings and is also defined by the cement rendered stringcourses and narrow vertical openings with chamfered brick reveals and cement rendered lintels and sills. The most elevated tower bays have pointed arched openings featuring paired Decorated tracery ventilators. The openings are further highlighted by rendered label moulds. There is another large segmentally arched opening on the south façade, which has introduced v jointed timber vertical lining boards behind early paired windows of similar tracery design as the ventilators. There is also a timber framed casement window in one of the window openings. The tower is crowned by brick battlemented parapets with a projecting cornice below featuring a cement rendered band with floral motifs. The linking wall on the north side (between the tower and the Church) has a door opening that is now blocked. It also has an introduced steel security grille.

The Church is also constructed of face red brick in an English bond pattern, with a coursed, squared rubble bluestone plinth having a dressed bluestone chamfered capping. The face brick walls have remnants of early red re-pointing. The bluestone plinth shows evidence of introduced, inappropriate cement-rich mortar. Along the side of the nave and in the west gable end are projecting brick buttresses with cement rendered cappings and bluestone plinths.

The west end features an early pointed arched window opening with an introduced streamlined transitional Decorated and Perpendicular tracery. The window head is accentuated by the early cream brick band set between red brick voussoirs. Below the window is an early pointed arched door opening with vertically boarded beaded edged timber doors. A streamlined cement rendered label mould highlights the door opening. Access to the entrance is by a flight of bluestone steps with flanking solid bluestone balustrades having rendered cappings and featuring cast iron lamps.

The east gable end of the nave features a round window with trefoil tracery. The window leadlighting appears to have been introduced. The east end also has a pointed arched, triplet, transitional Decorated and Perpendicular tracery chancel window with label mould above. The

window has recently been repaired. The porch has an unusual segmentally arched window opening with paired Decorated tracery windows (comprised of cusped heads crowned with a central quatrefoil and curvilinear tracery) and a label mould above. The window is similar to the side windows of the nave. At the junction of the chancel and porch gables is a small pointed arched rainwater opening, with early cast iron rainhead and downpipe below.

The nave, chancel and porch roofs are clad in slate tiles. The nave, chancel and vestry roofs appear to have introduced Colorbond ridge cappings, causing the introduced galvanised steel quad gutters to rust at a more rapid rate. Flanking the ridge line of the nave gable were originally 16 roof ventilators with elaborate cast iron double quatrefoil grilles. These vents were removed in the 20<sup>th</sup> century, but several of the original cast iron grilles survive in the Church today (Photo 3.185).

Along the sides of the nave are 15 early window openings, unusually designed with segmentally-arched heads that are accentuated by the rendered label moulds above. Like the east vestry window, the surviving intact original nave openings feature paired Decorated tracery windows. Nine of the fifteen windows have been altered over time with introduced timber frames. It is clear that these windows were originally designed with stone tracery (like the remaining windows), as the bases to the stone tracery survive insitu in the sill of each window. Streamlined rectilinear stone sills (some with patched render repairs) complete the windows. On the north façade providing access into the porch is an early pointed arched door opening with vertically boarded beaded edged timber doors.

Of similar brick wall construction, although in stretcher bond pattern, is the Late Victorian vestry. It has galvanised steel roof cladding and modest eaves with exposed timber rafters. The east door opening is segmentally arched (reflecting the segmentally arched window openings on the tower and Church) which is highlighted by the double course of brick voussoirs above and the chamfered brick reveals, and it has an altered four paneled timber door with cusped highlight above. Other Late Victorian features include the decorative timberwork and pendants in the small gable ends of the gambrel, and the metal ventilation openings.

Immediately west of the vestry is a brick skillion addition which originally formed the blower room that may have replaced an earlier structure. The addition has a parapeted brick wall on the south façade and there is a timber framed window to the west.

#### **Overall Exterior Condition & Integrity Condition**

Generally, the Church building appears to be in fair-good condition. There is however evidence of deteriorated fabric (see Appendix 8.05: Building Schedule, for further details on the condition of specific fabric in addition to that outlined below).

### **Nave**

The nave appears to be in fair-good condition. Instances of deteriorated fabric include the following:

- Evidence of rising damp in bluestone plinth given the powdery and spalling nature of the pointing (all elevations) (photo 3.17).
- Evidence of fretting brickwork and pointing (north and south elevations) (photos 3.18, 3.23).
- Delamination of rendered buttress cappings (north and south elevations) (photos 3.20, 3.87).
- Spalled red pointing in brickwork.
- Rusting gutters possibly exacerbated by the introduced Colorbond ridge capping (which may be causing a galvanic reaction, promoting the rusting) (north and south elevations) (photo 3.83).
- Deterioration in some of the brickwork, caused by rising damp and weathering (north and south elevations) (photo 3.84).
- Bulging leadlight windows with deteriorated comes (south elevation).
- Deterioration in brick wall (west wall) due to rain-blown rainwater (photo 3.89, 3.95).
- Delamination in sandstone gable corbels (west elevation) (photo 3.89).
- Weathered rendered gable copings (east and west elevations).
- Substantial vertical wall crack between the door opening and the west window (west elevation).

### **Porch & Chancel**

The porch and chancel appear to be fair-good condition. Instances of deteriorated fabric are noted as follows:

- Evidence of some rising damp causing deterioration in the brickwork.
- Rotted and loose timber threshold in porch door opening (photo 3.35).
- Rusting gutters possibly exacerbated by the introduced Colorbond ridge capping (which may be causing a galvanic reaction, promoting the rusting) (photo 3.36).
- Delaminating sandstone corbel to porch gable end (east elevation) (photo 3.43).
- Delaminating label mould above porch window (east elevation) (photo 3.43).
- Loose brickwork above porch door opening, directly under gutter (north elevation) photo 3.41).
- Missing cross on apex of chancel gable.

### **Tower**

The tower appears to be in good condition. Instances of deteriorated fabric are particularly noted as follows:

- Deterioration in brickwork and pointing in upper bay and buttresses (north and east elevations) (photos 3.53, 3.55).
- Deterioration in pointing of plinth and evidence of rising damp (east elevation) (photo 3.55).
- Delamination of rendered cappings (east elevation).

- Delamination of decorative floral motifs in banding under cornice (photo 3.57).
- Delamination of rendered cappings to battlemented parapets (photo 3.59).
- Major vertical crack through and above window (south elevation) (photo 3.58).

#### **Vestry**

The vestry appears to be in fair-good condition. Instances of deteriorated fabric are noted as follows:

- Weathered decorative timberwork on gable ends (photo 3.64).
- Evidence of rising damp along wall bases causing breakdown in mortar (photo 3.68).
- Weathered exposed timber rafters (photo 3.64).
- Wall cracks in skillion office addition and organ blowing box (possibly caused by movement of blowing box) (photo 3.73).
- Delamination of rendered capping to parapet on south elevation of brick wall addition.
- Leaning corbelled brick parapet to office addition to vestry (photo 3.69).

#### **Integrity**

Overall, the exterior of St. Paul's Anglican Church is of moderate-high integrity when considering the evolutionary stages of the building (ie. tower, nave, chancel extension and vestry [early robing room] addition). However, the overall design, form, construction and detailing are largely intact. The most notable alterations or changes include (see Appendix 8.05 Building Schedules for further details):

- Alterations to 9 of the 15 nave windows (north and south elevations), with the windows being shortened and timber frames introduced.
- Altered porch window on east façade, similar to nave windows.
- Introduced Perspex screen on one window and introduced steel security wire on several of the northern nave windows.
- Skillion office additions to vestry (west end).
- Brick organ blower box addition on the south wall of the nave (east end).
- Missing iron double quatrefoil ventilation openings in roof.

### **3.2.2 Interior (Photos 3.97-3.184)**

The interior of the nave, porch, chancel and tower of St. Paul's Anglican Church reflects its original Victorian Gothic Revival stylistic qualities, while the vestry is representative of its Late Victorian design as a result of being an early addition.

Through the original pointed arched timber doors in the west wall is a narthex created with the recent construction of a timber framed and glazed screen wall. From the narthex is the large nave, with the projecting chancel at the east end, which is flanked by the porch (accessed through a double door opening on the east wall of the nave) and a sacristy space of similar size to the northern porch (accessed

through a doorway on the south wall of the chancel), which represents the original vestry. This space leads to the vestry addition (to the south) and the tower (to the east).

The principal space of the interior is the nave. It has a high, beaded edged timber lining board ceiling that follows the steep pitch of the gable roof form and features a trussed timber hammer beam roof, the beams themselves supported by tall, round, slender timber columns with moulded capitals and moulded pedestals. This structural arrangement is considered to be rare for a Victorian Gothic Revival styled brick Church. The ceiling and timber structural members are adorned with original paintwork and stenciling, although the stenciling on the columns has been introduced (broadly following the original design). The columns have introduced mushroom pink paintwork, the original colour appearing to have been the same orange colour identified in the column capital in the north-west corner of the nave, which also features original stenciling. Tie rods have been introduced between the central columns (at the level of the capitals), in an attempt to reduce the outward creep of the north and south nave walls. The walls have a hard plaster finish that shows evidence of having been replastered as a result of damage caused by rising damp.

The nave is lit by the large west window which has stained glass and diamond leadlights. It is also lit by 15 leadlighted stained glass windows on the north and south walls. These windows (see numbers on the Floor Plan of 1970 in Appendix 8.01) were proposed with the following iconography (not all windows had stained glass introduced to match the proposed iconography):

- Window 1: Matthew and Mark.
- Window 2: plain glass (Ministry of Healing proposed).
- Window 3: Carrying Cross.
- Window 4: Arrest of Paul (Crucifixion originally proposed).
- Window 5: Confession of Peter (Thou Art The Christ originally proposed).
- Window 6: Transfiguration (Moses and Elijah originally proposed).
- Window 7: Geometric stained yellow glass as a border to frosted diamond leadlighting.
- Window 8: Geometric stained yellow glass as a border to frosted diamond leadlighting.
- Window 13: The Ascension and The Nativity.
- Window 14: Maiden Arise & Maiden Arose.
- Window 15: Good Shepherd & Light of World.
- Window 16: The Eucharist.
- Window 17: One window has plain glass (Kindness, Charity originally proposed). The other window has stained in memory of the first white women born in Nerrina. This glass was relocated from St. Jame's Church, Nerrina.
- Window 18: Plain glass (Faith, Hope, Fortitude originally proposed).
- Window 19: Luke and John.



The early timber floor and floor ventilation openings of the nave have been covered in carpet that has been introduced, as have the timber pews. In the south-east corner is the original pipe organ, complete with original timber case, diapered façade and pipework, with the console being situated on the south wall. In the south-east corner near the organ is the introduced Our Lady Chapel while in the north-east corner is the elevated pulpit. A stone font (recently painted) is situated at the west end.

On the south wall between windows 15 and 16 is an early timber Honour Board with pointed arched head and other Gothic Revival detailing. The Honour Board is a memorial to those who served in the Great War (1914-1919). The board appears to have partially split, possibly as a result of taking some of the structural load of the column, given that the Board is cut into the column. Throughout the Church interior are other memorials.<sup>66</sup>

Below the west window is an original timber mezzanine gallery. It is accessed by an original timber staircase in the north-west corner. The gallery has an original, solid beaded edged balustrade separated into bays by projecting timber posts. The outside skin of the balustrade (facing the nave) is adorned with incised quatrefoil motifs. The gallery walls appear to have an original stippled hard plaster finish. The gallery has a stepped timber floor and contains some beaded edged timber pews with chamfered ends and incised hexagonal pew number panels. These pews appear to be original and are shown in the sketch in 1858-64 (Figure 2.06) when they were located in the earlier church. There is also some other timber bench seating in the gallery, the origins of which have not been determined. Early pews are also situated in the narthex and front room (in the location of the original baptistry).

The east wall of the nave is lit by an upper trefoil window with stained yellow, green and blue glass and frosted diamond leadlighting. Below the trefoil window is a pointed chancel arch that separates the nave from the original extent of the chancel. The arch is adorned with original, elaborately painted stencilling and some later reconstruction of the stencilling. The chancel has been extended two bays into the nave (westwards), with a raised timber platform (carpeted over) having been introduced, a timber reredo also being added on the north side to screen the introduced ramp to the porch door.

The original chancel (behind the chancel arch) has a raised floor that has been carpeted over. The chancel ceiling follows the slope of the exterior gable roof and has introduced battened ceiling cladding. Within the chancel is an early timber Gothic styled altar and flanking white marble Gothic styled prayer desk, with the sanctuary being adorned with a brass Gothic altar rail on a raised platform. On the north and south walls of the chancel are introduced paneled timber screens, while the remaining wall fabric has a plastered finish (the walls appear to have been recently replastered). The timber screens were introduced in 1967

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66 The budget for this project has not allowed for an inventory of all memorials on the Church property.

from the Bishop's Court, Sturt Street, Ballarat, having been donated for the building of the chapel at St. Aidan's, Lake Wendouree, between 1917 and 1927 by the Manifold family of the Western District (see History section for further details). The chancel is lit by an original elaborate, triple, pointed arched, transitional Decorated and Perpendicular tracery window (window 10) with stained glass designed and manufactured by the firm of Ferguson and Urie. The window consists of a 14<sup>th</sup> Century design. It is fitted with grisaille pattern, the details taken from natural flowers, leaves and weeds. These motifs reflect the Passion flower and its leaf, the vine leaf, maple, thistles, etc. In the top piece of tracery is the Paschal Lamb and banner (Agnus Dei). The large pieces of tracery have the monograms of our Saviour. The label in the centre of the window has scripture text that is twisted round a floriated cross on a rich blue background.

North of the chancel is the porch. It has an original stained, beaded edged timber lining board ceiling that follows the pitch of the gable, and original, exposed timber collar ties and rafters. The walls have a hard plaster lining and there is a timber floor with early carpet over. The porch is lit by paired Decorated tracery windows that are set within an incised segmentally arched opening like the nave windows. Also like several of the nave windows, the porch window opening appears to have been altered and shortened and set within an introduced frame. The pointed arched double door opening is original and has original beaded edged vertically boarded timber doors, similar to the west doors on the main entrance. The perimeter benches and cupboards have been introduced.

The sacristy which comprises the original vestry is entered through a beaded edged vertically boarded timber door on the southern timber screen of the chancel. It also features a beaded edged timber lined gabled ceiling with original exposed timber collar ties and rafters. There is also an original (1864) skylight. The walls have an early hard plaster finish and the floor is constructed of early timber boards with introduced carpet over. The east door which leads to the tower stairs has an early beaded edged vertically boarded timber door. The large chamfered segmentally arched opening on the south wall leading to the vestry addition represents an early alteration, replacing an original south window opening.

The vestry has a coved ceiling lined in beaded edged timber boards and is accentuated by a coved timber cornice, both of which appear to be original (1892). The walls are painted brick (the brickwork on the north representing the original north exterior wall) and there are introduced timber skirtings. Of particular interest is the evidence of an original buttress and tuckpointing on the north wall. The shallow arched door opening on the east wall is early, although the paneled timber and glazed door may have been altered. The timber cupboards and sink have been introduced.

A narrow door opening on the west wall of the vestry leads into a small office. It has a skillion cement sheet ceiling and painted brick walls.

There is a timber floor (with carpet over) and a timber framed west window.

Through an east doorway from the sacristy is the steps to the tower. This linking space has similar ceiling fabric as the porch (room 5), but face brick walls and a flagged bluestone floor and bluestone steps. There is an opening on the north wall with security bars.

The tower has a timber ceiling with exposed boxed beams that represent the underside of the first floor. The beams are supported on bluestone blocks. The walls are painted brick and the timber floor boards are introduced, replacing earlier boards. The tower is lit by the narrow openings and windows as identified in the exterior description. The pointed arched double door opening with timber doors is original and features an original door lock. The timber stairs and bell rope pull appear to be early. No additional floors of the tower were accessed.

### **Integrity and Condition**

#### **Condition**

Generally, the Church interior appears to be in fair condition. There is evidence of deteriorated fabric as outlined below (see Appendix 8.05 Building Schedules for full details of the relevant conservation issues):

#### **Nave & Gallery**

- Evidence of rising damp on south wall.
- Wall cracks on north and south walls.
- Large gaps between pilasters and some scotia moulds (some have been filled) on north and south walls caused by lateral movement in walls.
- Major evidence of falling damp on south wall in Our Lady Chapel (at the junction with the organ pipes).
- Delamination of plasterwork above window on north wall.
- Major horizontal crack on window sill (north wall – east end, window 8).
- Gap between original timber stairs to gallery and west wall, suggesting lateral movement of the west wall (photo 3.143).
- Moisture build up on sill (west window above gallery) causing delamination of plasterwork (photo 3.145).
- Damaged wall and skirting at the top of the stairs to gallery and missing gate [?].
- Partially split timber First World War Honour board that is cut into one of the timber columns on the south wall (photo 3.141).

#### **Chancel**

- Evidence of major rising damp in chancel arch (both sides), destroying original painted stencilling to approximately 2 metres above floor level.
- Slight evidence of rising damp on east and west walls.

### **Porch**

- Evidence of major rising damp causing significant damage to north, south and east walls.
- Substantial crack and pressure bulge above window on east wall (photo 3.159).
- Substantial deterioration in the timber floor structure (as evidenced by the considerable movement in the timber floor).
- Crack in apex of door opening and difficulty with opening of doors, suggesting movement in the opening.

### **Sacristy**

- Evidence of major rising damp damage on walls, including substantial delamination on south wall, possibly caused by a lack of satisfactory subfloor ventilation (photo 3.164).

### **Vestry**

- Sinking and deteriorated timber subfloor structure (caused by a lack of subfloor ventilation given that the timber floor is possibly on the ground/at ground level).
- Evidence of wall cracks.

### **Tower**

- Major wall cracks above door and missing voussoirs.
- Falling damp stains (and some damage) on walls.
- Rotted and damaged mezzanine timber floor boards.
- Damp stains on timber ceiling and boxed beams.
- Substantial wall crack under west window.

### **Integrity**

The Church interior reflects the significant developmental phases of the building and is largely intact in this context. Particular change in fabric is identified as follows (see Appendix 8.05 Building Schedules for full details of the relevant conservation issues):

### **Narthex**

- Introduced varnished vertical timber beaded edged wall linings and fixed timber framed glazing on north, south and east walls to form narthex (this area was originally open, with the stairs to the gallery on the immediate north and the bapistry to the south (photos 3.102-104).

### **Nave**

- Introduced steel ties and brackets tying central columns (at the height of the capitals) in an attempt to prevent further spreading of the north and south external brick walls (photo 3.110).
- Introduced beaded edged vertically boarded timber lining board wall under gallery (north west corner) (photo 3.107).
- Recent replastering and patching on north wall. Very little evidence of the original ruled ashlar and voussoir linework remains on the plastered wall finish.
- Recent plaster patching on south wall.

- Overpainting of timber columns in mushroom pink and re-stencilling of columns to broadly reflect original stencilling (photo 3.111).
- Extension of chancel into the nave by two bays, with introduced timber platform floor and timber screen along the north side.

**Chancel**

- Various alterations in chancel, including the introduced battened timber ceiling cladding, timber paneling in south opening, replastered walls, introduced moulded timber skirtings and introduced carpet.

**Porch**

- Introduced benches and cupboards (photo 3.160).

**Vestry**

- Introduced benches and cupboards (photo 3.168).
- Internal alteration of skillion wing into office in 1961 (west end).

**Tower**

- Introduced crude internal gutter system.

□ **SECTION 4**

**4.0 Cultural Significance**

□ **SECTION 4**

**4.0 Cultural Significance**

**4.1 Introduction**

The following comparative analysis establishes a general architectural, scientific, historical and social context for the design of the St. Paul's Anglican Church, Humffray Street South, Ballarat (on Bakery Hill).

**4.2 The Church Architecture of Terry and Oakden**

As has been previously stated in Section 2, Leonard Terry was Anglican Diocesan Architect from 1860, responsible for the designs and supervision of the designs of many 19<sup>th</sup> century Anglican Churches throughout Victoria. Prior to his death in 1884, he and his business partner, Percy Oakden, prepared a publication entitled *What to Build and How to Build It* (published in 1885). Of interest is Terry and Oakden's description for the design of a "modern" church. Parts of the description (particularly the recommended use of the smallest possible diameter columns in the nave – to reduce obstruction from the chancel as much as possible) relate to the design of St. Paul's, Ballarat. The use of timber columns for the nave also suggests that St. Paul's was designed by Terry in the most economical manner as possible, the columns apparently recycled from the earlier church on the site. The relevant advice on "modern" church design by Terry and Oakden is as follows:

The modern church is divided into three sections – the nave, choir and chancel. Although in some Continental churches the choir is placed behind the altar, and in others behind the nave, it may be fairly assumed that precedent has finally fixed the relative positions of these three divisions in the following order:- Chancel first, choir second, and nave third. In most old examples an arch or other structural feature served to mark the separation of choir and chancel; in many modern examples, however, the only distinction between the two is in the arrangement of fittings, and a raised dais to the sanctuary. The separation of the nave from the choir is almost invariably by an arch, with sometimes a rood-screen in addition.

... the chief problem to be solved in the arrangement of the nave is to bring all the congregation into such a position that they can follow the service with ease; but it is also essential that this should be accomplished without sacrificing architectural dignity. In churches of a large size a narrow nave would necessitate such a length that those at the extreme west – by west would we mean the opposite end to the chancel, whether the church be placed east and west or not – would be unable to hear the service; while a great width, undivided, would mar the architectural effect – for it is essential to that effect that the chancel should be proportionate in size to the body of the church. Now, a chancel of undue width would be practically unworkable, besides being unnecessarily expensive; but with an extremely wide nave, the chancel of ordinary proportions, the latter,

which should be an imposing feature in the church, would appear but a mean adjunct. To get over this difficulty it is usual to divide the nave into three or more divisions in its width, the side divisions being narrower than the centre one and called aisles. In a church of moderate dimensions it is undoubtedly best to use the aisles exclusively as passages; they thus enable the nave to be filled completely with seats, or, at the most, only have one central passage. In churches of large dimensions, however, this is often impracticable; in such a case the columns forming the division should be of the smallest possible diameter so as to obstruct the view as little as possible. To accomplish this some strong material should be used, so that a sufficient support for the superstructure may be obtained with a minimum size. The material best meeting this requirement is granite; if this be too costly, hard stone, such as the Stawell stone, or, where economy is a great object, even iron, may be employed, but then it should be used honestly, not painted to represent marble or granite – for this is a dishonesty quite out of keeping with the sanctity of the place. ... Transepts of moderate length tend to bring the congregation into good hearing distance of the officiating clergyman; but the arrangement is often objected to on the ground of the awkwardness of preaching to people facing in three different directions. In some modern churches this objection is met by arranging the seats in an amphitheatre style round the pulpit; but while this is undoubtedly suitable to Nonconformist requirements, the reverence for precedent in the Anglican church, and the fact that the centre of interest changes between the reading-desk, altar, and pulpit, will probably prevent its ever becoming general in that church. The pews should be arranged in as few blocks as possible, so as to keep the congregation together. They may vary from thirty-four to thirty-eight inches from back to back, and should for economy be planned to accommodate a definite number of persons, a sitting space of about twenty inches being allotted to each. Galleries are rarely provided except over the narthex, at the west end.<sup>67</sup>

*In Victorian Churches: Their origins, their story and their architecture*, Miles Lewis (editor) lists those churches designed (or partially designed) by Terry, and/or by Terry and his business partner, Percy Oakden (a former Ballarat architect). These churches are as follows:<sup>68</sup>

- **Former St. Saviour's Mission Church, Collingwood, 1874.** This stone church was designed by Leonard Terry in 1874 as a Mission Church but was enlarged as a Parish Church in 1879.

67 Terry & Oakden, *What to Build and How to Build It*, George Robertson & Co., Melbourne, 1885.

68 Unless otherwise footnoted, all information about these Churches is taken from M. Lewis (ed.), *Australian Architectural Index*, University of Melbourne, Parkville, 1979, & M. Lewis (ed.), *Victorian Churches: their origins, their story and their architecture*, National Trust of Australia (Victoria), Melbourne, 1991. Lewis also lists other Church buildings where Terry has had some design involvement, but these churches were originally designed by other architects and Terry's involvement is mainly extensions and/or alterations.



- **Uniting Church, Nicholson Street, North Fitzroy, 1874 (designed by Terry and Oakden).** Constructed in polychromatic brick, the Victorian Gothic Revival church features a prominent bellcote and distinctive main façade.
- **Holy Trinity Anglican Church, corner Nelson Place & Pasco Street, Williamstown, 1871-74 (designed by Leonard Terry).** This substantial bluestone Victorian Decorated Gothic church features a five bayed clerestoried nave with aisles, chancel and organ chamber. The original tower and spire were never constructed.
- **Wesleyan Church, corner Dana and Lydiard Streets, Ballarat, 1883-84 (designed by Terry and Oakden).**<sup>69</sup> A polychromatic brick Gothic Revival Church, it is comprised of a nave with transverse gables, transepts and there is an apsidal east end. According to Lewis, 'this building is of importance as a major Victorian essay in polychromatic brickwork and a major element in the Ballarat townscape.' The church also contains an altered 1890 Fincham and Hobday pipe organ. Unlike St. Paul's, the internal seating is in amphitheatre form, apparently a favourite arrangement of Oakden's (but not Terry's).
- **St. John's Anglican Church, Armstrong Street, Soldiers Hill, 1864-65 (additions 1869-70, 1884) (designed by Leonard Terry with additions by Terry and Oakden)**<sup>70</sup> (Figures 4.01-04). A brick Victorian Decorated Gothic church, the brick building features a nave with apsidal chancel, distinctive west window with elaborate curvilinear tracery and a substantially intact Fincham and Hobday pipe organ. The exterior design, brick construction and tracery detailing of this church is the most comparable with St. Paul's, Humffray Street South. Internally, the nave is supported by segmentally arched arcades having round rendered stone columns of similar (but more heavy) design to the timber columns at St. Paul's.
- **Congregational Church, Beechworth, 1862 (designed by Leonard Terry).** A polychrome brick Gothic Revival building representing one of the very few churches designed by Terry in this decorative, construction manner.
- **Christ Church, corner Ford and Church Streets, Beechworth, 1862.** See Section 4.2 for further details.

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69 See also W. Jacobs, N. Lewis, E. Vines & R. Aitken, *Ballarat: A Guide to Buildings and Areas 1851-1940*, Jacobs Lewis Vines, South yarra, 1981, p.55.

70 Ibid.

- **St. Mary the Virgin Anglican Church, corner Stawell and O'Shanassy Streets, Sunbury, 1867-69 (nave), 1880-81 (chancel, chapel, sanctuary and vestry) and 1890 (porch) (designed by Leonard Terry).** This five bayed bluestone Gothic Revival church is distinguished by its cement dressings. Behind the apex of the west gable is a mounted bell.
- **Holy Trinity Church of England, Kingston, 1861-62 (designed by Leonard Terry and now a private residence).** An interesting example of Terry's Decorated Gothic church style with truncated proportions and a substantial masonry bellcote.
- **Christ Church, Central Springs Road, Daylesford, 1862-63 (designed by Leonard Terry, with a chancel addition by Inskip and Butler in 1896).** According to Lewis, this is 'an early and good example of Leonard Terry's church design' in the Early English style. Unlike St. Paul's in Ballarat, this church never received its intended tower. The building has a spacious nave of six bays, porch and elevated chancel. There is also an unaltered organ by George Fincham dating from 1871.
- **St. Paul's Anglican Church, corner Latrobe Terrace and Roy Street, Geelong (designed by Charles Laing in 1851 with alterations and additions in 1853 and 1855).** Leonard Terry completed the brick tower in 1865, the design being similar to that at St. Paul's, except for the elaborate crowning pinnacles on the Geelong design.
- **Church of England, St. Arnaud-Dunolly Road, Carapooee, 1869-70 (designed by Leonard Terry).<sup>71</sup>** This is an Early English Gothic styled, modestly scaled Church having a steeply pitched gable roof. It is of particular interest for its quartz pebble wall construction and red brick dressings.
- **St. Peter's Anglican Church, 3 Queen Street, Mornington, 1861 (designed by Leonard Terry).** A rudimentary Decorative Gothic church building constructed in brick. An introduced porch detracts of the overall appearance of the west front.
- **St. James' Anglican Church, Shaw Street, Hexham, 1864-65 (designed by Leonard Terry).** This Early English Gothic styled church has a four-bayed nave with vestry and chancel and is constructed in bluestone. There is a prominent bellcote and substantial raking buttresses.

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71 See also W. Jacobs, V. Johnson, D. Rowe & P. Taylor, 'Northern Grampians Shire Heritage Study Stage 2', Volume 3, prepared for the Northern Grampians Shire, 2004.

- **St. John's Anglican Church, Lindsay Street, Heywood, 1875 (designed by Leonard Terry).** This modestly scaled Early English Gothic styled Church features a steeply pitched gable roof. It represents one of Terry's smallest church designs.
- **Christ Church Anglican Church, Beal Street, Birregurra, 1870 (tower and stair turret added in 1890 by another unknown architect), (designed by Leonard Terry).** A bluestone Decorative Gothic styled church with the nave designed by Terry. The building is well detailed for its rural location.

### 4.3 Terry-Designed Churches on the Victorian Heritage Register

A search of the Victorian Heritage Register online in January 2005 revealed only three Churches designed by Leonard Terry. These churches are as follows:

- **Christ Church Anglican Church, Ford Street, Beechworth, 1858<sup>72</sup>** (Figure 4.05). The nave was constructed in 1858 and the tower and polygonal chancel were added in 1864. Constructed of local granite, the Early English Gothic styled building has a five-bayed nave with simple buttresses and lancet windows. The castellated tower is directly comparable with the tower at St. Paul's which was built two years earlier in 1862. The tower at Beechworth has a more substantial presence given that it is centrally located at the front of the building.
- **Holy Trinity Anglican Church, 255 Nelson Place, Williamstown, 1871-74<sup>73</sup>** (Figure 4.06). A solid bluestone English Decorated Gothic Revival styled building, this church was constructed 9 years later than St. Paul's, Ballarat. Claimed to be one of Terry's finest examples of his work as Anglican Diocesan Architect, the church features a five-bayed clerestoried nave and side aisles. The intended tower and spire that formed part of Terry's original design were never added. Internally, there are a number of significant fixtures and fittings, including stained glass by Napier Waller and William Montgomery, pipe organ by William Anderson, baptismal font and the original altar reredos which now forms the entrance screen.
- **Anglican Church, Rules Road, Lake Tyers, 1878<sup>74</sup>** (Figure 4.07). This is the only timber weatherboard Church attributed to Leonard Terry and the only Aboriginal mission Church in Victoria to survive intact from the 19<sup>th</sup> century. The Church features a steeply pitched gabled nave and a three stage square tower, the overall composition being similar to Christ Church at Beechworth. The building also has timber buttresses.

72 'Christ Church, Ford Street, Beechworth, H346, Victorian Heritage Register online, 18 January 2005.

73 'Holy Trinity Church, Vicarage & Hall, 255 Nelson Place, Williamstown', H1734, Victorian Heritage Register online, 18 January 2005.

74 'Anglican Church, Rules Road, Lake Tyers', H1796, Victorian Heritage Register online, 18 January 2005.

#### 4.4 A Selection of Comparable Churches in Ballarat

Other known Churches designed by Leonard Terry or the architectural practice of Terry and Oakden have been previously listed. Following is a selection of other comparable 19<sup>th</sup> century Victorian Gothic Revival churches in Ballarat, to provide a local architectural context for St. Paul's Church.<sup>75</sup>

- **Wesleyan Church, Barkly Street, Ballarat, 1860.** Designed by J.A. Doane, this brick Early English Gothic styled church is of interest for its Tudor notched gable and as an early example of a series of Methodist churches by the architect, J.A. Doane. The Church also has a Fincham organ dating from 1889.
- **Wesleyan (Brownhill Methodist Church), Humffray Street, Ballarat, 1869.** This church was also designed by J.A. Doane in an Early English Gothic style. The stuccoed building has a similar Tudor notched gable, but this building is more elaborate, with its finials in the apex and the pinnacled buttresses.
- **Christ Church Anglican Cathedral, Lydiard Street, Ballarat, 1854-57.** Designed by Backhouse and Reynolds, this bluestone English Gothic styled building has a prominent, steeply pitched gabled nave with transepts that were added in 1868 to a design by Edward James.
- **Scots Church, 415 Lydiard Street North, Ballarat.** Designed by Figgis and Molloy in 1890, this Late Free Decorated Gothic styled brick building is distinguished by its octagonal spire with flying buttresses, brick mullioned windows and chequered gable with a vesica piscis. A later building than St. Paul's, the octagonal spire has a more landmark appearance than the rear tower at Humffray Street.
- **Congregational Church, corner Mair and Dawson Streets, Ballarat, 1881 (additions 1906).** A brick church designed in a Late Free Decorated Gothic style by Caselli and Figgis, this building has a large octagonal corner turret with highly elaborate statuary niches on each angle. The tower is flanked by paired gable ends, with elaborate the nature of the building further enhanced by the tracery windows and cream brick parapets with red quatrefoils. Externally, this building is more elaborate and complex in architectural articulation than St. Paul's, Humffray Street.

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75 All information taken from Lewis (ed.), *op.cit.*, and Jacobs, Lewis, Vines & Aitken, *op.cit.*

- **St. Andrew's Presbyterian Church, corner Sturt and Dawson Streets, Ballarat, 1862-64.** According to Miles Lewis, this is the 'largest and most complete Norman style church in Victoria', designed by the Ballarat architect, C.D. Cuthbert. In 1873, the porch and vestry were added, while the tower and spire (of varying design) were introduced in 1882-84, decorations at the entrance were added at this time. Later additions include the transepts in 1890 and the choir vestry in 1926.
- **St. Patrick's Roman Catholic Cathedral, corner Stuart and Dawson Streets, Ballarat, 1857-63.** Designed along the lines of the Gothic Revival work of the highly influenced English architect, A.W.N. Pugin by Charles Hansom, the bluestone church features a five-bayed nave with aisles and clerestory, porches, transepts, side chapels, chancel and sacristies. A considerably larger and impressive external appearance than St. Paul's, the Fincham and Sons organ at St. Patrick's was not introduced until the 1930s, but is unaltered.
- **St. Peter's Anglican Church, 1307 Sturt Street, Ballarat.** Designed by C.D. Cuthbert in an Early English Gothic style, this bluestone church is dominated by its castellated tower. It is comparable to the tower at St. Paul's, although it was not added until 1891.

#### 4.5 Other 19<sup>th</sup> Century Church Interiors Supported by Timber Columns

A search of the Victorian Heritage Register and Australian Heritage Database, together with requests for information from "heritagechat" (Victorian internet chat group for heritage professionals) and "engineeringheritageaustralia" (a Victorian and New South Wales heritage chat group for heritage professionals) and contact with Professor Miles Lewis at the University of Melbourne has revealed that there are no other known 19<sup>th</sup> century, brick, Gothic Revival church buildings in Victoria that feature naves supported by internal timber columns.

Email responses from heritage professionals in New South Wales indicate that supporting internal timber columns do feature in a limited number of Churches. These Churches or Church-related buildings are:

- **Christ Church St. Laurence Anglican Church, 812A George St, Haymarket, N.S.W.<sup>76</sup>** (Figures 4.08-09). This large sandstone Gothic Revival church has an exposed and painted timber roof and ceiling, supported by arcaded octagonal timber columns (the columns have been designed to simulate

76 Personal comments from Hector Abraham of Clive Lucas, Stapleton & Partners, Sydney to David Rowe, 9 February 2005, email to David Rowe from Bill Jordan, 4 February 2005, email to David Rowe from Tony Smith, City of Sydney, 8 February 2005, 'Christ Church St. Laurence Anglican Church, 812A George St., Haymarket, N.S.W.' in Australian Heritage Database (Register of the National Estate list, place id. 1910), and M. Herman, *The Blackets: An Era of Australian Architecture*, Angus and Robertson, Sydney, 1977.

stonework, complete with engaged columns). According to extracts from the City of Sydney's heritage inventory for the building, it has been the centre of worship of the parish of St. Laurence since 1838 and is important in the early history of the Church of England in Australia. The main bulk of Christ Church appears to have been built in 1843-45 to a design by Edmund Blacket, who was also responsible for the tower and spire during this period. Blacket was a highly prominent and influential Colonial architect. Christ Church represents the oldest extant Blacket design in Australia. A Gothic Revival architect, Blacket specialized in church architecture before taking up the position of N.S.W. Colonial Architect in 1849. According to the citation on Christ Church on the Australian Heritage Database, the 'original interior was destroyed by fire in 1907 (also the roof), but now has a timber roof and ceiling, painted and supported on massive octagonal timber columns.' Hector Abrahams of Clive Lucas, Stapleton and Partners has been carrying out conservation works on the building for a number of years states that the timber columns and arcade are intact and represent the original fabric.

- **St. Mary's Church, Darling Street, East Balmain, N.S.W.**<sup>77</sup>  
The first design for this church appears to have been prepared by Edmund Blacket in 1843, however the existing building was designed by William Weaver (who was associated with Blacket) in 1859. Apparently the nave is supported by timber columns (this needs to be confirmed). The construction of the timber columns at St. Paul's, Ballarat, therefore occurred a five years later, although the timber construction of the original St. Paul's Church, is almost contemporary with St. Mary's, given that it was built in 1858 (and extended in 1861).
- **St. Luke's Anglican Church, Gulgong, N.S.W.**<sup>78</sup> Designed by Edmund Blacket in 1874, the bluestone church has a timber clerestoried nave supported by stop chamfered timber columns (without arcades). This interior and construction appears to be the most comparable with St. Paul's, Ballarat, built 10 years earlier.
- **Presbyterian Church, Campbell Street, Balmain, Sydney.**<sup>79</sup>  
This small Gothic Revival church built in the 1880s-1890s has fine timber columns that separate the nave from the aisle. The columns are apparently clustered. The building is listed as a heritage item in the Leichhardt Local Environment Plan (LEP).

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77 Email from Simon Wiltshier, N.S.W. to David Rowe, 4 February 2005 and Herman, op.cit.

78 Personal comments from Hector Abraham, op.cit.

79 Email from Alan Croker, N.S.W. to David Rowe, 9 February 2005.

- **Former Pro-Anglican Cathedral (Parish Hall), Newcastle.**<sup>80</sup> A brick building with shingled clerestory walls, this Church was originally designed by the well-known N.S.W. architect, John Horbury Hunt, in 1884. As a result of some conflict between Hunt and Canon Selwyn of the Anglican Church, the interior was completed by the German-trained Newcastle architect, Frederick B. Menkens. J.M. Freeland in *Architect Extraordinary: The Life and Work of John Horbury Hunt*, gives the a description of the interior of the former Pro-Cathedral:

Internally, the most interesting part is the roof structure. Queen-post trusses with arched brackets support the main rafters and are themselves held up on twelve inch square storey posts.<sup>81</sup>

The interior timber structure, with elaborate exposed ceiling members supported by timber posts, therefore is comparable with St. Paul's, Ballarat, however the latter interior predates the Pro-Cathedral building by 20 years.

#### 4.6 Ferguson & Urie Windows

The earliest record of the introduction of stained glass windows in Church buildings in Victoria appears to date from 1858. According to Miles Lewis in 'Stained Glass: The Victorian Context':

Christ Church, St. Kilda, is linked with the very foundation of the craft of glass staining in Victoria in a way which is not generally known. In 1858 a Bourke Street plumber, called Eden, volunteered to glaze all the windows of this church at his own expense, the principal ones in stained glass suited to C.R. Swyer's architecture.<sup>82</sup>

The first stained glass makers in Melbourne (after the glazing of Christ Church by Eden) were James Ferguson and James Urie,<sup>83</sup> the glass makers that produced the chancel window at St. Paul's in April 1862. Ferguson and Urie (who had emigrated from Scotland in 1853) first established themselves as plumbers in North Melbourne.<sup>84</sup> However, in 1858 they showed four stained glass windows at the Victoria Industrial Society's Exhibition. Miles Lewis states that these windows 'may well have been partially or wholly imported, and merely assembled by Ferguson & Urie, for it seems to have been in 1861 that they engaged their first stained glass artist.'<sup>85</sup> According to Lewis, the earliest surviving work by Ferguson and Urie appears to be the Threlfall window at Maldon and the stained glass at Longeronong Homestead in the Wimmera, both of which date from 1862.<sup>86</sup>

80 Email from Dr Donald Ellsmore, Deakin University, 4 February 2005 and J.M. Freeland, *Architect Extraordinary, The Life and Work of John Horbury Hunt: 1838-1904*, Cassell Australia, North Melbourne, 1970, pp.109-110.

81 *Ibid.*, p.110.

82 M.B. Lewis, 'Stained Glass: The Victorian Context' in *Historic Environment*, vol.12, no. 2, 1996, p.7.

83 *Ibid.*, p.10.

84 *Ibid.*

85 *Ibid.*, p.11.

86 *Ibid.*

The chancel window at St. Paul's Church also dates from early 1862. According to Professor Miles Lewis:

the St Paul's glass may well be by a small margin the oldest identifiable, but it still appears to contain no actual local glass painting, whereas J L Lyon was engaged on the Threlfall window and presumably on the glass at Longerong, given its monogram and its Australian content.<sup>87</sup>

It is therefore possible that the chancel window at St. Paul's Church is the earliest surviving window by Ferguson and Urie. Further work is required to determine whether the stained glass was locally produced.

#### **4.7 Assessment of Significance**

An assessment of the historical overview and physical and comparative analyses sections in this report reveal the significance of St. Paul's Anglican Church, Ballarat. This building is significant for the following reasons:

- The only known 19<sup>th</sup> century, brick, Gothic Revival Church in Victoria with exposed timber hammer beam nave roof trusses supported by timber columns. Other examples survive in New South Wales, the earliest being Christ Church St. Laurence, Sydney (built c.1845). The most comparable example appears to be St. Luke's Anglican Church, Gulgong, N.S.W., built in 1874, where the bluestone church has a clerestoried timber nave supported by stop chamfered timber columns. Locally, the columns at St. John's Church, Ballarat are similar in design (if not construction), being a heavier version.
- For its original (1862) Ferguson and Urie pointed arched, triplet, transitional Decorated and Perpendicular tracery stained glass chancel window (the window was removed and positioned in the chancel of the new Church in 1864-65). This window is possibly the earliest surviving example of a window by 19<sup>th</sup> century stained glass makers, Ferguson and Urie, in Victoria. The window consists of a 14<sup>th</sup> Century design. It is fitted with grisaille pattern, the details taken from natural flowers, leaves and weeds. These motifs reflect the Passion flower and its leaf, the vine leaf, maple, thistles, etc. In the top piece of tracery is the Paschal Lamb and banner (Agnus Dei). The large pieces of tracery have the monograms of our Saviour. The label in the centre of the window has scripture text that is twisted round a floriated cross on a rich blue background.
- A representative (but economical) example of the Anglican Church architecture of the prominent Diocesan architect, Leonard Terry, designed in a Victorian Decorated Gothic mode and constructed in face brickwork.

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87 Miles Lewis, email to David Rowe, 18 March 2005.



- For its original (1862) castellated landmark rear tower, a signature design of the work of Leonard Terry. Similar Terry-designed towers are identified at Christ Church Anglican Church, Beechworth (1864) and St. Paul's Anglican Church, Latrobe Terrace, Geelong (1865).
- An important contributor to the 19<sup>th</sup> century Church architecture in Ballarat and as a landmark in this part of Humffray Street. As a face brick Church, there are perhaps more notable examples such as the former Wesleyan Church (by Terry and Oakden) at the corner of Dana and Lydiard Streets (built 1883-84); Scot's Church, 415 Lydiard Street North (built 1890), Congregational Church, corner of Mair and Dawson Streets (built 1881, additions 1906) and St. Andrew's Presbyterian Church, corner of Sturt and Dawson Streets (built 1862-64). The most comparable brick Church in Ballarat with St. Paul's is St. John's Anglican Church, Armstrong Street North, designed by Terry in 1864-65, and extended by Terry and Oakden in 1884.
- For its predominantly intact original (1864-65) face brick Victorian transitional Decorated and Perpendicular Gothic exterior comprising a gabled nave and rear, gabled chancel and porch (all with slate tiled roofs), massive square castellated tower (which forms a local landmark), and for the early (1892) brick robing room (now vestry) addition at the rear having a gambrel roof form clad in galvanised corrugated steel.
- For its predominantly intact original (1864-65) interior, having a spacious narrow nave with trussed timber hammer beam roof supported by tall, round, slender timber columns; western mezzanine gallery; east chancel having a large pointed chancel arch adorned with original (and some introduced) painted stencilling (there is also original and introduced painted stencilling on the timber lining board ceiling of the nave and on the nave columns); porch (north-east corner); sacristy (original vestry) south of the chancel and an early (1892) vestry addition (accessed through an introduced segmentally arched opening on the south wall of the sacristy) with a coved timber lined ceiling. Although larger, the interior design of the nave reflects the design of the original nave of 1862 that was dismantled in 1864. The existing timber columns may be surviving fabric of the original (1862) nave, as might the timber pews in the gallery.
- As a contextually rare example of a Terry-designed interior with a gallery at the west end over the narthex, in accordance with his general Church design precepts as espoused in the publication *What to Build and How to Build It* (1885).
- For its intact pipe organ near the Our Lady Chapel. Although several Terry-designed Churches feature early pipe organs, the organ at St. Paul's is particularly rare and intact. Originally built in 1864 by J.W. Walker of London and enlarged in 1892 by Fincham and Hobday and rebuilt in 1957 by George Fincham and Sons, the

instrument retains its original case, diapered façade, pipework and tonal scheme. A comparable and larger instrument is at St. Stephen's, Richmond, which was built shortly after the organ at St. Paul's.

- As a physical legacy of the development of Anglicanism in Ballarat. The first Anglican services were held in 1851 at Golden Point (near the location of the existing St. Paul's Church) and at two other locations in Ballarat. In 1854, an Anglican congregation had formed at Bakery Hill which became known as St. Paul's, the first services being held in a tent. A Denominational School was first built in 1854, before St. Paul's School Room and 'Temporary' Church were constructed in 1858. Extended in 1861 to a design by the Diocesan Architect, Leonard Terry, the works included a chancel, vestry, gallery in the west end of the nave and a massive square battlemented tower. In 1864, the church was dismantled as a result of unstable foundations (due to storm damage and gold mining under the church that undermined its foundations) and a new brick church building was constructed in front of the massive tower, also to a design by Leonard Terry.

The Bakery Hill site and immediate surrounds of St. Paul's Anglican Church is also historically significant as the rallying point location for mass meetings of gold diggers in the period leading up to the Eureka uprising in December 1854. The second meeting on Bakery Hill (attended by 10,000 men) established the Ballarat Reform League, its charter demanding 'full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members and short duration of parliaments.' After the Eureka Stockade and by 1856, the new Victorian Parliament had been established. It introduced manhood suffrage, vote by ballot, redistribution of electoral district and the abolition of the property qualification for members of the Legislative Assembly. Arguably, Bakery Hill (the area including the site of St. Paul's Anglican Church) was the crucible from which sprang democracy in Victoria.

## 4.8 Statement of Cultural Significance

The following Statement of Cultural Significance has been developed according to the Criteria for Assessment of Cultural Heritage Significance adopted by the Heritage Council of Victoria (see Appendix 8.04).

### What is Significant?

St. Paul's Anglican Church, Humffray Street South, Ballarat (on Bakery Hill), has significance as one of few surviving 19<sup>th</sup> century Gothic Revival styled brick Church buildings in Australia (and the only known example in Victoria<sup>88</sup>) where the nave is supported by timber columns accentuated by an elaborate timber beam roof truss system. Built in 1864 to a design by the prominent Anglican Diocesan Architect, Leonard Terry, the face red brick building was designed in an economical Victorian transitional Decorated and Perpendicular Gothic style, featuring a steeply pitched gable nave, rear (eastern) gabled chancel and porch (all with slate roof tiles), early (1892) brick robing room (now vestry) addition with its galvanised corrugated steel gambrel roof form, and landmark castellated brick tower (1861). The Church has an original (1861) pointed arched, triplet, transitional Decorated and Perpendicular tracery chancel window (east elevation) (relocated from an earlier church building on the site) that is possibly the earliest surviving example of the work of the 19<sup>th</sup> century glass makers, Ferguson and Urie. The large pointed arched opening on the west elevation is original (1864-65) although the streamlined Decorated and Perpendicular tracery window (with diamond leadlighting) has been introduced. The unusual segmentally arched window openings elsewhere with paired Decorated tracery windows (comprised of cusped heads crowned with a central quatrefoil and curvilinear tracery) and label moulds above are original although some windows have been altered. Internally, apart from the timber structural system, is an original west gallery that accommodates some surviving timber pews, possibly from the earlier church on the site. In the south-east corner near the Our Lady Chapel is an intact pipe organ. It was originally built in 1864 by J.W. Walker of London and enlarged in 1892 by Fincham and Hobday and rebuilt in 1957 by George Fincham and Sons.

The significance of St. Paul's Anglican Church also lies in its historical development and relationship with Ballarat's gold mining history. The existing Church represents the second brick church on the site. The original church building was constructed in 1858 on the site of the present St. Paul's Church carpark. The brick building had a gabled nave and rear gabled chancel, together with a front corner tower with a belfry spire. In 1861, the Church was enlarged (with the extension of the chancel vestry and a west gallery) and the tower was substantially rebuilt into a massive square battlemented design. These works were designed by the prominent Anglican Diocesan Architect, Leonard Terry. Just four years later in 1864, Terry was responsible for designing the existing Church on this site. A severe storm and constant rain made the

88 Considerable research, including requests for information on "heritagechat", an internet chat group open to all heritage professionals in Victoria, did not reveal any other 19th century Church building of this type in the State.

foundations of St. Paul's Church unstable, already weakened by gold mining tunnels under the original Church. The Church was in a state of collapse. It appears that the original nave was also supported by timber columns with a more elaborate exposed timber roof structure. The columns may have been recycled in the new (and surviving) Church building. Because of the unstable and collapsed foundations, the new Church was built forward (west) of the battlemented tower, which has remained in situ.

The St. Paul's Anglican Church site also has significance as part of the upper reaches of Bakery Hill that was the location for mass meetings of gold diggers in the period leading up to the Eureka Stockade in December 1854. Meetings (attended by up to 10,000 men) established the Ballarat Reform League whose charter demanded 'full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members and short duration of parliaments.' After the Eureka Stockade and by 1856, the new Victorian Parliament had been established. It introduced manhood suffrage, vote by ballot, redistribution of electoral district and the abolition of the property qualification for members of the Legislative Assembly. Arguably, Bakery Hill (the area including the site of St. Paul's Anglican Church) was the crucible from which sprang democracy in Victoria.

#### **How is it Significant?**

St. Paul's Anglican Church and its site, Humffray Street South, Ballarat is of architectural, scientific, historical and social significance to the State of Victoria.

#### **Why is it Significant?**

St. Paul's Anglican Church is architecturally and scientifically significant at a STATE level (Criteria B, D & E) as one of few surviving 19<sup>th</sup> century Gothic Revival styled brick Church buildings in Australia (and the only known example in Victoria) where the nave is supported by timber columns accentuated by an elaborate timber beam roof truss system. In this respect, the most comparable examples with St. Paul's Church, Ballarat, appear to be Christ Church St. Laurence, Sydney (built c.1845) and St. Luke's Anglican Church, Gulgong, N.S.W. (built 1874). At St. Paul's, Ballarat, original painted stencilling survives on the timber lining board nave ceiling and on at least one of the west columns, together with some original paint colours. The interior also has significance for its stained glass and leadlight windows, particularly the east chancel triplet, transitional Decorated and Perpendicular tracery window designed by Ferguson and Urie in 1861 (relocated to the new chancel in 1864). The internal significance is also enhanced by the surviving west gallery (which features some of the original timber pews possibly from the earlier Church on the site), north porch, south sacristy and early (1892) robing room (now vestry) addition with its coved ceiling. In the south-east corner of the nave near the Our Lady Chapel is a two-manual pipe organ built in 1864 by J.W. Walker of London, which was enlarged in 1892 by Fincham and Hobday and rebuilt in 1957 by George Fincham and Sons. It retains its original case, diapered façade,

pipework and tonal scheme and is a substantial early example of the work of J.W. Walker, comparable with the larger organ by the same builder at St. Stephen's, Richmond.

Externally, the building demonstrates original design qualities of an economical transitional Decorated and Perpendicular Victorian Gothic style, composed of a steeply pitched gabled nave, rear gabled chancel and porch, and landmark massive square battlemented tower, unusually situated at the rear as a result of the collapse of the original church. There are perhaps more notable exterior examples of 19<sup>th</sup> century brick Churches in Ballarat, including St. John's Anglican Church, Armstrong Street, which is of comparable design also by Terry in 1864-65 and extended by Terry and Oakden in 1884.

St. Paul's Anglican Church is historically significant at a STATE level (Criteria A & C) for its associations with the establishment and development of Anglicanism in Ballarat from the mid 19<sup>th</sup> century during the period of the Ballarat gold rush. The first Anglican services were held in 1851 at Golden Point (near the location of the existing St. Paul's Church) and at two other locations in Ballarat. In 1854, an Anglican congregation had formed at Bakery Hill which became known as St. Paul's, the first services being held in a tent. A Denominational School was first built in 1854, before St. Paul's School Room and 'Temporary' Church were constructed in 1858. The Church was extended in 1862 to a design by the Diocesan Architect, Leonard Terry. The works included a chancel vestry, gallery in the west end of the nave and a massive square battlemented tower. In 1864, the church was dismantled as a result of unstable foundations (due to the gold mining under the church and a severe storm) and a new brick church building was constructed in front of the massive tower, also to a design by Leonard Terry.

The site of St. Paul's Anglican Church is historically and socially significant at a STATE level (Criteria A & F). It and the surrounding environs of Bakery Hill (upon which the church site is situated) are associated with the mass meetings of gold diggers in the period leading up to the Eureka uprising in December 1854. The establishment of the Ballarat Reform League on Bakery Hill and its charter demanding 'full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members and short duration of parliaments,' became particularly influential. After the Eureka Stockade and by 1856, the new Victorian Parliament had been established. It introduced manhood suffrage, vote by ballot, redistribution of electoral district and the abolition of the property qualification for members of the Legislative Assembly. Arguably, Bakery Hill (the area including the site of St. Paul's Anglican Church) was the crucible from which sprang democracy in Victoria.

The St. Paul's Anglican Church is socially significant at a LOCAL level (Criterion F). It is recognized and valued by the Anglican community in Ballarat as an symbol of their faith, and their history of local participation in Anglican faith education from the gold rush period.

## **PART TWO: THE MANAGEMENT PLAN**

### **SECTION 5**

#### **5.0 Conservation Policy**

□ **SECTION 5**

**5.0 Conservation Policy**

**5.1 Introduction**

The following Conservation Policy has been developed in accordance with the Australia ICOMOS Burra Charter (Appendix 8.06).

The following provides specific policies (and rationale) for the significant exterior and interior of the Church building. They have been supported by Recommendations and Works and Maintenance Items that form Section 6 of this Report.

**5.2 General Policy**

The retention and enhancement of St. Paul's Anglican Church, Humffray Street, Ballarat (on Bakery Hill), should be the uppermost priority and the context and setting of the place enhanced wherever possible. Generally, the exterior of the building is in fair-good condition. The interior of the building is in fair-good condition, with various signs of deterioration as identified in the Section 3: Physical Analysis and Appendix 8.05: Building Schedules.

It is policy that the conservation, maintenance and future management of St. Paul's Anglican Church be carried out in accordance with the Australia ICOMOS Burra Charter (Appendix 8.06). The definitions of the Burra Charter are as follows:

*Conservation* means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

*Maintenance* means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and should be treated accordingly.

*Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.

*Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

*Reconstruction* means returning a place as a nearly as possible to a known earlier state and is distinguished by the introduction of materials (old or new) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction, which are outside the scope of this Charter.

*Adaptation* means modifying a place to suit proposed compatible uses.

### **Rationale**

The Statement of Cultural Significance clearly indicates that the St. Paul's Anglican Church building is predominantly intact.

## **5.3 Exterior Fabric**

### **Policy**

It is policy that the exterior of the St. Paul's Anglican Church is conserved to predominantly reflect the significant phases of building development, notably:

- Castellated tower (1862).
- Nave, Porch & Chancel (1864).
- Vestry (1892) (originally added as a robing room).
- Former Blower Room (c.1933).

### **Rationale**

The external fabric of St. Paul's Anglican Church is largely intact when considered in the context of its staged development and forms part of the primary conclusions made in the statement of significance. The exterior makes a significant contribution to the architectural and historical amenity and is a significant heritage landmark in Humffray Street South, Ballarat (on Bakery Hill). The Church building reflects the aspirations of Anglicanism in Ballarat from the 1860s and is a representative Victorian transitional Decorated and Perpendicular Gothic Revival styled example of the work of Anglican Diocesan architect, Leonard Terry.

## **5.4 Interior Fabric**

### **Policy**

It is policy that the interior of St. Paul's Anglican Church is conserved to predominantly reflect its significant phases of interior development, notably:

- Castellated tower (1862).
- Nave, Porch & Chancel (1864).
- Vestry (1892).
- Former Blower Room (c.1933).

It is also policy that the original colour scheme and stencilling on the interior timber nave columns and roof structure, ceiling and chancel arch be conserved (and reconstructed where necessary) to represent the original decoration.

### **Rationale**

The interior fabric of the nave of the Church building has been documented as being rare, with its long slender timber columns and exposed hammer beam roof structure, together with original decorative paintwork and stencilling, and other features. The significant interiors, including the tower, porch, chancel and vestry, have also been identified in the statement of significance and General Policy in this report. The intact spatial layout provides a direct appreciation of the original spatial



hierarchical function of the building. Generally, the interior has experienced considerable deterioration particularly from the long history of stormwater issues that has subsequently caused rising damp on the original masonry walls, as well as deterioration in the windows and in other fabric as indicated in Section 3: Physical Evidence and Appendix 8.05: Building Schedules.

## **5.5 Future Development & Control of Physical Intervention**

### **Policy**

It is policy that all future developments to St. Paul's Anglican Church building<sup>89</sup> (including restoration works) are carried out according to:

1. Australia ICOMOS Burra Charter (Appendix 8.06);
2. Conservation Policy, Recommendations & Works & Maintenance Items of this Report;
3. Building Code of Australia and Health and Safety Regulations;

### **Rationale**

The ICOMOS Burra Charter is the pre-eminent conservation document in Australia. The Conservation Policies, Recommendations and Works and Maintenance Items in this Report have been based on physical analyses, historical research, comparative analysis (albeit brief) and the articles and guidelines of the Burra Charter to help ensure that the cultural significance of the Church building is retained and enhanced.

## **5.6 Use**

### **Policy**

It is policy that St. Paul's Anglican Church continues to be utilised in a way that reflects favourably upon its original purpose and cultural significance. The continued use of the Church for religious purposes is therefore highly appropriate and in accordance with the historical and social significance of the place.

### **Inappropriate Uses**

Inappropriate uses include (but are not limited to): gaming facility, T.A.B. outlet, night club, X-rated adult entertainment and other related activities that do not receive wide-spread community support.

### **Rationale**

St. Paul's Anglican Church provides an architectural, historic and social understanding and appreciation of Anglicanism in Ballarat (and particularly in Humffray Street South). Equally importantly, the building has served as a Church since it was constructed in 1862.

<sup>89</sup> Only limited reference has been made to the Church site as a whole, given that it was beyond the scope of this Report to provide a detailed assessment of the setting and landscape features.

## **5.7 Statutory Constraints**

### **Building Code of Australia**

#### **Policy**

It is policy that all building works, useage and introduction of amenities for the Church building are carried out in accordance with the appropriate Building Regulations.

### **Heritage Controls**

#### **City of Ballarat Planning Scheme: Heritage Overlay**

#### **Policy**

It is policy that the St. Paul's Anglican Church be considered for inclusion as in individual heritage overlay on the Schedule to the Heritage Overlay in the Ballarat Planning Scheme. Inclusions could include the application of external paint controls, internal controls and fence controls and noting the Late Victorian styled cottage as an outbuilding.

#### **Heritage Victoria: Victorian Heritage Register**

#### **Policy**

It is policy that the St. Paul's Anglican Church be considered for nomination and inclusion on the Victorian Heritage Register. The Heritage Council Victoria determines what places and objects are included in the Victorian Heritage Register that is maintained by Heritage Victoria. The extent of designation should include all the land defined as being part of the St. Paul's Anglican Church site that includes the Church, later Rectory and amenities buildings and the rear Late Victorian (former verger's) cottage and the front fence. While the Church building and the front fence represent the fabric considered worthy for inclusion on the Victorian Heritage Register, the extent should include the whole site because any future development has the potential to have an impact on the setting and significant Church building.

## **5.8 Interpretation**

### **Policy**

It is policy that appropriate interpretation is provided to give an understanding and appreciation of the history, design, and construction of St. Paul's Anglican Church.

Interpretive opportunities available for further exploration that would enhance the cultural significance of the Church building include (but are not limited to):

- Occasional Open Days or special Church services targeted to various specific interest or community groups (ie. historical societies, National Trust, family history groups, etc.).
- Interpretive brochure about the history and design of the St. Paul's Anglican Church, available to visitors (the recent anniversary booklet could be available for purchase near the front of the Church for any visitors).

- Inclusion of a small interpretive plaque near the entrance gates to the Church property, explaining its history.
- Preparation of an Inventory of Memorials on the Church site, with the type of memorial and its historical details identified.

#### **Rationale**

Interpretation provides appropriate ways of highlighting the important components and fabric of the building to the public and the visitor. In this way, an appreciation of the significance of the place can be achieved on a wider scale.

### **5.9 Management**

#### **Policy**

It is policy that the appropriate management of St. Paul's Anglican Church includes the conservation, restoration, maintenance, security and responsible use of the significant fabric. This Report should be used as a reference document for all conservation works.

The St. Paul's Anglican Church congregation has a responsibility to ensure that appropriate strategies take account of the above policy. These strategies should include (but not be limited to):

- Regular maintenance plans that address the Recommendations, Works and Maintenance Items of this Report;

### **5.10 Funding Opportunities**

#### **Policy**

Funding opportunities may be available for restoration works to the St. Paul's Anglican Church from some Government Departments and agencies. Some of the financial opportunities currently available include the following.

#### **A. Support From Local Members of Parliament**

Seeking the support of the local State and Federal Members of Parliament can help with the success of Government funding applications, as the Members can gain a good understanding of the local needs, and therefore lobby the cause for the grant or other assistance.

#### **B. Cultural Heritage Projects Program (Australian Heritage Commission) (Federal Government)**

Consideration could be given to making application for restoration funds to the Cultural Heritage Projects Program.

Environment Australia, an agency of the Federal Department of Environment and Heritage, offers assistance for projects that are primarily for conservation works to places of national significance, and are able to be completed within 12 to 18 months after Acceptance of Offer. Individual funding is expected to range from a minimum of

\$10,000 to a maximum of \$250,000. For further details contact the Australian Heritage Commission on ph. (03) 6274 1111 or 1800 653 004, or [www.ahc.gov.au](http://www.ahc.gov.au).

**C. Victorian Heritage Program (Heritage Victoria) (State Government)**

Consideration could be given to making application for restoration funds to the Victorian Heritage Program (subject to the availability of future funding rounds).

The Victorian Heritage Program is administered by the Department of Sustainability and Environment through the Public Heritage Unit of Heritage Victoria. No additional funding opportunities for this year are available for this funding program, but regular contact with Heritage Victoria (ph. 9655 6519) could be made to ascertain future funding assistance.

**D. Community Support Fund (State Government)**

The Victorian State Government provides a community support fund of approximately \$100 million for cultural and sports facilities, reinvesting revenue raised from gaming into community recreation, education and employment. For further information, contact the Premier's Media Office, ph. 9651 6799.

**E. Hands On Heritage (State Government)**

**External voluntary support:** Consider liaising with the following voluntary program to assist with the conservation of the property (such as cleaning and painting cast iron work on front fence).

**Hands on Heritage Program:** Established by the Heritage Council of Victoria in partnership with Conservation Volunteers Australia (CVA), the Hands on Heritage Program helps conserve significant places through teams of volunteers. Activities carried out by volunteers include: garden maintenance; identification and survey of artifacts and objects associated with a place; and basic repair works and painting. For further details, contact Eden Kane, Heritage Program Manager on ph. 9686 5554, or view the website: [www.conservationvolunteers.com.au](http://www.conservationvolunteers.com.au).

**Rationale**

Opportunities for additional funding will help to maintain and enhance the significant fabric of the Holy Trinity Anglican Church.

## **5.11 Lodgment of the Conservation Management Plan**

### **Policy**

In addition to the provision of a copy of this Conservation Management Plan to the City of Ballarat and Heritage Victoria, it is policy that it also be lodged with the Ballarat Regional Library.

### **Rationale**

Although a copy of the Conservation Management Plan will be located in the offices of the City of Ballarat and Heritage Victoria, a copy of the Report in a recognised local repository is in accordance with the ICOMOS Burra Charter and provides easier access to those interested in the place or for researchers carrying out more detail investigations.

## **5.12 Further Research**

This report does not include an exhaustive study of the historical development of St. Paul's Church and of its setting. Further research in the Church records and at the Anglican Diocesan Archives in Melbourne may reveal additional details that could have an impact on the significance of the place.

Further comparative analysis could also be considered to fully determine the significance of the original Ferguson and Urie tracery window in the chancel (east wall).

No assessment has been made of the Late Victorian styled former Verger's cottage on the Church property, which may be considered for a local heritage overlay subject to further research and analysis.

A more detailed review of the Church Minutes notes kindly provided by Joan Ferres may reveal further details about previous maintenance issues.

An inventory of memorials has not been prepared and this could assist in a greater understanding of the historical and social significance of the place.

## □ SECTION 6

### 6.0 Recommendations, Works & Maintenance

## □ SECTION 6

### 6.0 Recommendations, Works & Maintenance

#### 6.1 Introduction

The following Recommendations, Works and Maintenance items should be read in conjunction with the Existing Floor Plan & Photographic Key (Drawing 1.01, Appendix 8.01) and the recent photographs (Appendix 8.03).

##### 6.1.1 Explanatory

The following recommendations have been formatted according to a specific order of priority and hierarchy. Essential works are those conservation, restoration, repair and reconstruction works that should be carried out and given priority.

Short term relates to a 3-year work program, while long terms equates to approximately 5-8 years.

Desirable works are those works that ultimately should also be carried out, but they are not absolutely essential, particularly in the short term. It will be found that there is duplication in some of the recommendations, as Desirable (Short Term) works that are not carried out within a 3-year period should then be considered Essential (Long Term) works, following the hierarchical order of priority.

##### 6.1.2 Specialist Consultants<sup>90</sup>

###### Engineer

- Ken MacLeod,  
MacLeod Consulting,  
Suite D  
450 Chapel Street  
South Yarra, 3141  
Ph. (03) 9827 7616.  
Email: [melbourne@macleodconsulting.com.au](mailto:melbourne@macleodconsulting.com.au)

###### Roof Slater

- John Murnane  
Box 52W  
Ballarat West, 3350  
Ph. (03) 5339 3569, mobile: 0408 508 414

###### Damp Proof Course

- Andrew Quinn  
Tech Dry Pty Ltd  
Ph. (03) 9699 8233

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90 Note: This list of consultants implies no recommendation by the authors of this report.

**Stained Glass Specialists**

- **W.J. Robson and Sons Pty Ltd**  
Corner Main & Humffray Streets,  
Ballarat  
Ph. (03) 5332 2078
  
- **Geoffrey Wallace Stained Glass**  
PO Box 2110  
Caulfield Junction  
Victoria 3161  
Ph/Fax. (03) 9523 5677  
Email: [gws@alphalink.com.au](mailto:gws@alphalink.com.au)



## **6.2 Exterior Recommendations, Works & Maintenance**

### **6.2.1 Stormwater Drainage**

#### **A. Recommendation**

Stormwater drainage has been an ongoing issue since the construction of the original church in 1858. The storm of 1864 and the subsequent stormwater drainage problems was one of the reasons for the dismantling of the Church and the building of the existing Church in 1864-65.

There is a major Council drain along the north side of the Church site that spans the boundary and under Humffray Street in front of the Church, which may have caused secondary effects to the Church fabric in the past. Recent blockages of this major drain caused ground subsidence and damaged the asphalt surface along the northern portion of the site. It appears that the blockage of the inlet to the drain and the drain itself has exacerbated the rising damp in the church walls by retaining water and keeping the adjacent soil saturated.

The drain has subsequently been cleared and cleaned of debris by the City of Ballarat. The ground subsidence was also to be rectified.

#### **B. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

Regularly monitor all subground drains adjacent to the Church, given the long history of stormwater problems particularly caused by the drain on the northern boundary. Seek assistance from the City of Ballarat (who is the responsible authority for the north drain) for regular cleaning.

The open bluestone spoon drain along the south wall of the Church should also be monitor and cleared of debris on a regular basis.

### **6.2.2 Exterior: Church Building**

#### **6.2.2.1 Exterior: Nave**

##### **A. Recommendations**

- Retain original (1865) elevated single storey wall heights, steeply pitched gable roof form and Victorian Revival stylistic design qualities;
- Retain original (1865) tuckpointed English bond face red brick wall construction with coursed, squared rubble bluestone plinth having a dressed bluestone chamfered capping, and projecting brick buttresses with cement rendered cappings and bluestone plinths.
- Retain original (1865) pointed arched west window opening. The window head is highlighted by an original cream brick band set between red brick voussoirs. Given that the window tracery is not original and has been introduced in the 20<sup>th</sup> century, opportunities are available to reconstruct of the original tracery detail as shown in Figure 2.11 (this is not mandatory).
- Retain original (1865) window openings on the north and south walls, designed with segmentally-arched heads accentuated by rendered label moulds above. The openings have paired Decorated tracery windows.

- Retain original (1865) pointed arched double door opening with vertically boarded beaded edged timber doors and streamlined cement rendered label mould above (west elevation).
- Retain original (1865) bluestone steps (with flanking solid bluestone balustrades having rendered cappings) (west elevation).
- Retain original (1865) but rendered sandstone window sills.
- Retain early cast iron entrance lamp stands with altered lamps.
- Retain slate roof tiles.
- Retain original (1865) cement rendered cross at apex of west gable.
- Retain original (1865) round window with sandstone trefoil tracery in east gable end (possibly with introduced diamond leading).
- Retain original (1865) cement rendered gable copings (east and west gable ends).
- Retain original (1865) timber fascia boards under gutters on north and south elevations.
- Retain round galvanised steel downpipes with introduced elbows connected to legal points of discharge.
- Retain open bluestone spoon drain (south elevation).
- Retain brick organ blowing box (south elevation).
- There is deterioration in west brick wall due to rain-blown rainwater. This wall requires continual monitoring and regular repointing.

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• There is evidence of rising damp in the bluestone plinths given the powdery and spalling nature of the pointing (all elevations). This has probably resulted from the long history of stormwater problems on the Church site. It is recommended that a damp proof course be installed.</li> </ul>	\$20,000
<ul style="list-style-type: none"> <li>• Allowance for scaffolding and guard rails to carry out all work safely on external faces of church walls and roofs (one month to complete work)</li> </ul>	\$16,730
<ul style="list-style-type: none"> <li>• Sand, prime and paint timber window and door frames, timber fascia and other paint surfaces.</li> </ul>	\$4,950
<ul style="list-style-type: none"> <li>• Reinstate the 16 roof ventilation openings that originally flanked the roof ridge of the nave. Fourteen of the original cast iron double quatrefoil ventilation grilles survive in the Church and should be reinstated. Cast two additional grilles using the surviving grilles as a template (Photo 3.185). Eight openings should be reinstated on each side of the roof ridge as shown in Figures 2.12 and 2.22. Build 16 timber frames to fit cast iron ventilation grilles. Introduce stainless steel mesh behind the grilles. Once grilles are fitted, flash in galvanised steel.</li> </ul>	\$2,220
<ul style="list-style-type: none"> <li>• Replace the existing Colorbond roof ridge capping with galvanised steel capping to reduce the rusting of the galvanised steel gutters.</li> </ul>	\$1,020
<ul style="list-style-type: none"> <li>• Remove introduced metal cappings on gable copings. Restore and repair rendered gable copings (east and west elevations). Ideally, the renderer should test the existing render. A common mix listed in H. Lardner, <i>Caring for</i></li> </ul>	\$3,660

<i>Historic Buildings</i> (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).	
• Replace missing timber fascia under gutter (south elevation).	\$1,010
• Replace missing ventilation grilles in plinth openings to reduce vermin ingress (south elevation).	\$680
• Engage a suitably experienced slater to provide regular maintenance repair of the slate roof. There is falling damp on the south wall near the Our Lady Chapel. Clean and repair downpipe on south wall (east end).	\$800
<b>NAVE EXTERIOR - TOTAL COST</b>	<b>\$51,270</b>

**C. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- There is evidence of fretting brickwork and pointing (all elevations). It is recommended that a program of continual monitoring be conducted and that the walls be repointed using a mortar of the same strength, texture and colour as the original. Ideally, the existing mortar should be tested to ensure chemical compatibility for the new work. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for traditional mortars for soft bricks, such as hand-made bricks, and for repointing are 1 : 3 lime : sand or 1 : 2 : 9 cement : lime : sand (in highly exposed conditions).
- Carefully clean rust stains on rendered window sills using atomized water (north elevation).
- Replace existing rusting quad gutters with galvanised steel ogee form gutters.
- Engage a suitably qualified and experienced stained glass window specialist to determine the long-term conservation and restoration of the windows (including restoration of bulging glass and deteriorated cames) on the north and south elevations (and porch window on east elevation). Subject to confirmation of the stained glass specialist, opportunities might be available to introduce clear acrylic security sheets on the timber window frames, with the sheets attached to stainless steel pins. The sheets could be affixed with patch fittings on one side and lockable bolts on the other. This would allow access for cleaning the sheets and maintaining the stained glass. There should be a 10 mm gap between the stained glass and the introduced sheets, as well as a 10 mm gap between the sheets and the extremity of the window opening to allow for ventilation. Further assessment is required on the appropriateness of acrylic sheeting over the intact tracery windows and the method of carefully attaching the sheeting to the windows.
- Restore and repair weathered cement rendered label moulds above windows (north elevation). New render should be non-synthetic and of a traditional mix of the same strength, colour and texture as the existing. Ideally, the renderer should test the existing render. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).
- Restore and repair delaminating rendered buttress cappings (north and south elevations). Ideally, the renderer should test the existing render.

A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).

- Engage a Heritage Engineer to advise on the substantial vertical wall crack between the door opening and the west window (west elevation).
- Restore and repair weathered and delaminating rendered window sills.
- Carefully clean with atomized water the buttress cappings on the south elevation showing evidence of organic growth.
- Repair window sills on the south elevation to ensure adequate rainwater run off in an attempt to reduce the incidence of dampness immediately under the windows.
- Repaint label mould of main entrance door opening (west elevation).
- Repair weatherstrips to main entrance doors (west elevation).
- Restore and repair pointing of bluestone steps (west elevation).
- Replace delaminating sandstone gable corbels (west elevation).

#### 6.2.2.2 Exterior: Chancel & Porch

##### A. Recommendations

- Retain original (1865) single storey wall heights, steeply pitched gable roof form and Victorian Revival stylistic design qualities;
- Retain original (1865) tuckpointed English bond face red brick wall construction with coursed, squared rubble bluestone plinth having a dressed bluestone chamfered capping, and projecting brick buttresses with cement rendered cappings and bluestone plinths.
- Retain original (1866) pointed arched, transitional Decorated and Perpendicular tracery, triplet, east (chancel) window. The window head is highlighted with a rendered label mould.
- Retain original (1865) (but altered) porch window, designed with segmentally-arched heads accentuated by rendered label moulds above. The openings have paired Decorated tracery windows (see conservation comments for further details about the alterations).
- Retain original (1865) pointed arched double door opening with vertically boarded beaded edged timber doors and streamlined cement rendered label mould above (north elevation - porch).
- Retain slate roof tiles.
- Retain early small pointed arched rainwater opening with early cast iron rainhead and round downpipe (east elevation at junction of gables of chancel and porch).

B. SHORT TERM ESSENTIAL Works & Maintenance	Estimated Cost
<ul style="list-style-type: none"> <li>• There is evidence of rising damp along wall bases causing breakdown in mortar. It is recommended that a damp proof course be installed (cost of damp proofing covered in nave cost).</li> <li>• Lower ground level around chancel and porch wall bases and install an agricultural drainage system. The ground level should be lowered to at least 150 mm below the timber floor bearers to allow for satisfactory subfloor ventilation. It is recommended that a damp proof course be installed.</li> </ul>	\$3,600

• Repair rotted and loose timber threshold in porch door opening (north elevation).	\$230
• Ideally, the existing Colorbond roof ridge capping should be replaced with galvanised steel capping to reduce the rusting of the galvanised steel gutters. In the short term, the internal facings of the gutters should be painted to reduce the exacerbation of the rusting and prolong their life.	\$2,000
• Restore and repair label mould above porch window (east elevation) and reconstruct missing arm of label mould.	\$500
• Restore and repair brickwork above porch door opening, directly under gutter (north elevation).	\$180
• Sand, prime and paint weathered base of the timber porch doors (north elevation).	\$200
• Reinstate missing timber fascia under introduced quad gutter.	\$100
• Given the substantial deterioration of the timber floor in the porch, it appears necessary to lower the exterior ground level to ensure satisfactory subfloor ventilation. It also appears necessary to introduce subfloor ventilation openings.	\$1,050
• Repaint windows, doors, fascias and other painted surfaces.	Included
<b>CHANCEL AND PORCH: EXTERIOR - TOTAL COST</b>	<b>\$7,860</b>

**C. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- There is evidence of fretting brickwork and pointing (all elevations). It is recommended that a program of continual monitoring be conducted and that the walls be repointed using a mortar of the same strength, texture and colour as the original. Ideally, the existing mortar should be tested to ensure chemical compatibility for the new work. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for traditional mortars for soft bricks, such as hand-made bricks, and for repointing are 1 : 3 lime : sand or 1 : 2 : 9 cement : lime : sand (in highly exposed conditions).
- Remove introduced metal capping on gable coping. Restore and repair rendered gable copings (east and west elevations). Ideally, the renderer should test the existing render. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).
- Replace delaminating sandstone corbel to porch gable end (east elevation) (with corbel of identical construction and design).

**D. LONG TERM DESIRABLE Works & Maintenance**

- Reinstate missing sandstone cross on chancel gable end.

**6.2.2.3 Exterior: Vestry**

**A. Recommendations**

- Retain original (1892) single storey height, gambrel roof form and Late Victorian design qualities.
- Retain original (1892) stretcher bond face red brick wall construction.

- Retain galvanised corrugated steel roof cladding.
- Retain original (1892) modest eaves with exposed timber rafters.
- Retain original (1892) segmentally arched timber framed door opening with altered four paneled timber door and original cusped timber highlight above (east elevation).
- Retain original (1892) double course of brick voussoirs (east elevation).
- Retain original (1892) decorative timberwork and pendants in the gable ends of the gambrel roof (east and west elevations).
- Monitor wall cracks in skillion office addition and organ blowing box (possibly caused by movement of blowing box).

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• There is evidence of rising damp along wall bases causing breakdown in mortar. It is recommended that a damp proof course be installed (cost of damp proofing covered in nave cost).</li> <li>• Lower ground level around vestry wall bases and install an agricultural drainage system. The ground level should be lowered to at least 150 mm below the timber floor bearers to allow for satisfactory subfloor ventilation.</li> </ul>	\$3,380
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to advise on the leaning corbelled brick office parapet wall (south elevation).</li> </ul>	\$2,000
<ul style="list-style-type: none"> <li>• Sand, prime and paint weathered, 8-paned timber framed fixed window with introduced galvanised metal flashing over bottom frame.</li> </ul>	\$120
<ul style="list-style-type: none"> <li>• Repaint windows, doors, fascias and other painted surfaces.</li> </ul>	\$470
<b>VESTRY: EXTERIOR - TOTAL COST</b>	<b>\$5,970</b>

**C. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- Restore and repair weathered decorative timberwork on gable ends of gambrel roof (east and west elevations).
- Restore and repair exposed timber rafters.
- Restore and repair delaminating rendered capping to parapet on south elevation of brick wall addition.

**6.2.2.4 Exterior: Tower**

**A. Recommendations**

- Retain original (1862) castellated tower at west end (south-west corner) of Church, linked by a small space (the unusual layout of the church and tower provide physical evidence of the historical evolution of the church building on the site, the existing church representing the second building, the first being situated to the east of the tower).
- Retain original (1862) English bond face red brick wall construction.
- Retain original (1862) dressed and tooled bluestone plinth and original (1865) cement rendered and capped plinth.
- Retain original (1862) face brick buttresses with cement rendered cappings.
- Retain original (1862) cement rendered stringcourses.

- Retain original (1862) narrow vertical openings with chamfered brick reveals and cement rendered lintels and sills.
- Retain original (1862) pointed arched openings in the most elevated bays with paired Decorated tracery ventilators.
- Retain original (1862) rendered label moulds above paired ventilators.
- Retain original (1862) segmentally arched opening with introduced v jointed vertically boarded lining behind early paired windows of similar tracery design as the more elevated paired ventilators (south elevation).
- Retain original (1862) face brick battlemented parapet with projecting cornice below featuring a cement rendered band of floral motifs.
- Retain early foundation stone on plinth of tower (south-west corner) that reads: "Erected 1858, Enlarged 1862".
- Monitor wall cracks above plinth (south elevation) that have been repointed.
- Opportunities are available to replace the altered linking north opening and steel security grille.

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
• There is evidence of rising damp along wall bases causing breakdown in mortar. Allow for provision of damp proof course to base of Tower walls.	\$5,000
• Lower ground level around tower wall bases and install an agricultural drainage system.	\$2,000
• After damp proof course works have been carried out, restore and repair pointing in plinth using a mortar of the same strength, texture and colour as the original. Ideally, the existing mortar should be tested to ensure chemical compatibility for the new work.	\$1,850
• Engage a Heritage Engineer to advise on the vertical crack through and above window (south elevation).	\$1,500
• Install missing downpipe and connect to the outlet at the top (north elevation). The downpipe should be round galvanised steel.	\$680
• Install round (150 mm) sealed galvanised steel downpipe (east elevation).	\$680
• Reinstate missing louvre in quatrefoil ventilation opening (east elevation).	\$200
• Repaint windows, doors, fascias and other painted surfaces.	\$500
<b>TOWER: EXTERIOR - TOTAL COST</b>	<b>\$12,410</b>

**C. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- There is evidence of deteriorated brickwork and pointing in the upper bay and buttresses (north and east elevations). It is recommended that a program of continual monitoring be conducted and that the walls be repointed using a mortar of the same strength, texture and colour as the original. Ideally, the existing mortar should be tested to ensure chemical compatibility for the new work. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for traditional

mortars for soft bricks, such as hand-made bricks, and for repointing are 1 : 3 lime : sand or 1 : 2 : 9 cement : lime : sand (in highly exposed conditions).

- Restore and repair delaminating rendered buttress cappings (east elevation) with a render of the same strength, colour and texture as the original. Ideally, the renderer should test the existing render. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).
- Restore and repair decorative floral motifs in banding under cornice.
- Restore and repair delaminating rendered cappings to battlemented parapets with a render of the same strength, colour and texture as the original. Ideally, the renderer should test the existing render. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).

**D. LONG TERM ESSENTIAL Works & Maintenance**

- Restore and repair deteriorated label mould on the underside of the capping (south elevation).

**E. LONG TERM DESIRABLE Works & Maintenance**

- Remove introduced cement rich mortar in brickwork above plinth (east elevation) and replace with mortar of the same strength, colour and texture (and mix) as the original. Ideally, the original mortar should be tested to ensure chemical compatibility for the new work. A common mix listed in H. Lardner, *Caring for Historic Buildings* (Historic Buildings Council, 1993) for traditional mortars for soft bricks, such as hand-made bricks, and for repointing are 1 : 3 lime : sand or 1 : 2 : 9 cement : lime : sand (in highly exposed conditions).
- Carefully clean with atomized water the cement rendered dressings to remove build up of organic growth.

**6.2.2.5 Exterior: Front Boundary Fence & Gates**

**A. Recommendations**

- Retain original (1900) elaborate cast iron palisade fence on dressed bluestone plinth with bluestone piers having pointed cappings and also intermediate cast iron posts.
- Retain original (1900) elaborate cast iron palisade gates with flanking bluestone piers having pointed cappings.
- Retain early timber flagpole.

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
• Sand, prime and paint timber flagpole. This should be carried out on a regular basis.	\$400
<b>FRONT BOUNDARY FENCE &amp; GATES: EXTERIOR –TOTAL COST</b>	<b>\$400</b>

**C. LONG TERM ESSENTIAL Works & Maintenance**



- Reinstall missing spears on some of the fence palisades.
- Clean (with wire brush), treat with rust inhibitor, prime and paint cast iron palisades.

#### **D. LONG TERM DESIRABLE Works & Maintenance**

- Carefully clean with atomized water the stone piers showing evidence of organic growth.

### **6.3 Interior Recommendations**

#### **6.3.1 Narthex (Space 1)**

##### **A. Recommendations**

- Retain exposed boxed beam and beaded edged timber lining board ceiling.
- Retain early timber scotia mould cornice.
- Retain original (1865) hard plaster wall finish (west wall).
- Retain early vertical beaded edged timber lining board wall finish around door opening (west wall).
- Retain original (1865) timber board floor with introduced linoleum over.
- Retain original (1865) pointed arched double door opening with original vertical beaded edged timber doors having original iron hinges and lock.
- Retain original (1865) timber pew that was originally located in the gallery.
- Retain early timber Past Vicars Board on west wall, south of main doors.
- Opportunities are available in the future to remove the introduced varnished vertical beaded edged timber lining board and timber framed glazed wall partitions (north, south and east walls).

#### **6.3.2 Nave & Gallery (Space 2)**

##### **A. Recommendations**

- Retain original (1865) stenciled beaded edged timber lining board ceiling following the slope of the gable, with exposed timber hammer beam roof trusses.
- Retain original (1865) tall, round timber columns supporting the hammer beams, with moulded capitals and moulded pedestals and some later decorative stencilling (following the original design).
- Retain hardplaster wall finishes and lack of skirtings.
- Retain timber floor.
- Retain original (1865) incised segmentally arched window reveals having original and altered paired Decorated tracery windows.
- Retain original (1865) pointed arched west window opening. See exterior for further details.
- Retain original (1865) pointed chancel arch (east end) with original and introduced decorative stencilling.
- Opportunities are available in the future to remove the introduced raised timber platform at east end forming a later extension of the chancel.
- Of particular interest to the St. Paul's congregation is alteration to the west internal timber lined wall in the north-west corner of the nave. Opportunities are available to alter this wall (given that it has been introduced) and to create a cupboard for tea and coffee making facilities storage.
- Retain pendant lighting.
- Retain original pipes to organ.

- Retain original (1865) mezzanine gallery with exposed original timber floor boards (stepped floor), introduced stipple stucco wall finish, and solid beaded edged balustrade separated into bays by projecting timber posts (the outside skin of the balustrade facing the nave has incised quatrefoil motifs).
- Retain original (c.1860) beaded edged timber pews with chamfered ends and incised hexagonal pew number panels. These pews may have originally formed part of the furniture of the original church, as they appear in the 1858-64 sketch (Figure 2.06).
- Retain original (1865) timber stairs to gallery in north-west corner.
- Retain evidence of surviving original ruled ashlar linework and ruled voussoir linework on hardplaster finish of south wall.
- Monitor shrinkage in ceiling lining boards as a result of previous falling damp.
- Monitor wall cracks on north and south walls.
- Opportunities are available to reconstruct/reinstate the decorative band above the chancel area (west wall) as shown in Figure 2.10.

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• Engage a Heritage Engineer to provide structural advice on the apparent spreading of the north and south walls (as evidenced by the large gaps between the pilasters and the north and south walls and in between the timber scotia mould cornices). Any remedial works should ideally be as discrete as possible.</li> </ul>	Allowance for one visit for all these items  \$3,000
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to provide remedial advice on the crack in window sill (which has already been repaired) – north wall, eastern-most window.</li> </ul>	
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to provide advice about stabilizing the apparent lateral movement in the west wall, as evidenced by the gap between the wall and the gallery stairs.</li> </ul>	
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to provide advice on the removal of the timber First World War Honour Board that is cut in to one of the timber columns on the south wall. The board has split possibly as a result of it taking part of the structural load of the column. The Honour Board should be restored and reaffixed on the restored column.</li> </ul>	
<ul style="list-style-type: none"> <li>• The Honour Board should be restored and reaffixed on the restored column (allowance for refixing only).</li> </ul>	\$500
<ul style="list-style-type: none"> <li>• Install damp proof course by chemical injection method to alleviate the substantial rising damp in the chancel arch.</li> </ul>	\$5,000
<ul style="list-style-type: none"> <li>• Restore and repair delaminating hard plaster on west window sill in gallery. Because of the rain-blown moisture build up on the west wall, regular ongoing repairs may be required. The new plaster should allow moisture vapour transmission of retained wall dampness and to should prevent further hygroscopic salt damage.</li> </ul>	\$560
<ul style="list-style-type: none"> <li>• Repair damage to wall and skirting at top of gallery stairs.</li> </ul>	\$750
<ul style="list-style-type: none"> <li>• Reinstate floor ventilation openings currently covered by the introduced carpet through the installation of floor grilles.</li> </ul>	No Cost Allowed
<b>NAVE &amp; GALLERY: INTERIOR - TOTAL COST</b>	<b>\$9,810</b>

**C. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- After external repairs have been carried out (after advice by a Heritage Engineer and the introduction of any damp proof course), repair hardplaster wall finish on south wall as a consequence of rising damp. The new plaster should allow moisture vapour transmission of retained wall dampness and to should prevent further hygroscopic salt damage.
- After external repairs to the roof drainage have been carried out, repair hardplaster wall finish on south wall in Our Lady Chapel at the junction with the organ pipes.
- Restore and repair delaminating plasterwork above window on north wall.
- After repairs to the rising damp on the chancel arch have been carried out, repair painted stencilling on the first 2 metres from floor level.

**D. LONG TERM DESIRABLE Works & Maintenance**

- It is recommended that future repainting of columns be painted in the original colour (as shown on the column in the north-west corner) and that the stencilling also follow the original design as shown on the north-west column.

**6.3.3 Chancel (Space 3)**

**A. Recommendations**

- Retain original (1865) ceiling form (but not fabric). Opportunities are available to remove the introduced sheeting and expose the original timber lining boards. The condition and integrity of the boards to be ascertained.
- Retain hard plaster east wall.
- Retain early timber floor boards.
- Retain original (1861) triple, pointed arched, transitional Decorated and Perpendicular tracery chancel window with decorative stained glass.
- Retain early paneled timber wall screens (north and south walls). The screens were introduced in 1967 from the Bishop's Court, Ballarat, having been donated as a memorial by the Manifold family of the Western District.
- Retain early vertical beaded edged timber lining board door to porch (north wall).
- Retain early timber and marble Gothic styled liturgical furniture and fittings.
- Retain timber Gothic altar rail.
- Monitor evidence of slight rising damp on east wall below window.
- Opportunities are available to reconstruct/reinstate the early wall decoration flanking and above the chancel window (west wall) as shown in Figure 2.10.

**6.3.4 Porch (Space 4)**

**A. Recommendations**

- Retain original (1865) beaded edged timber lined ceiling (following the slope of the gable) and exposed rafters and collar ties.
- Retain original hard plaster wall finish.
- Retain timber floor boards.
- Retain original (1865) incised segmentally arched window opening with altered, paired windows [window 9] of identical design to nave windows (east wall).

- Retain original (1865) pointed arched double door opening with beaded edged vertical timber boarded doors (north elevation).
- Early vertical beaded edged timber lining board door to porch (south wall).
- Opportunities are available to remove the introduced benches and cupboards.

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
• Engage Heritage Engineer to provide remedial advice on substantial wall crack and pressure bulge above window on east wall.	\$1,500
• After lowering of exterior ground level, replace substantially deteriorated timber floor structure and boards.	\$1,800
<b>PORCH: INTERIOR - TOTAL COST</b>	<b>\$3,300</b>

**C. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- After external repairs have been carried out (after advice by a Heritage Engineer and the introduction of any damp proof course), repair hardplaster wall finish on north, south and east walls as a consequence of rising damp. The new plaster should allow moisture vapour transmission of retained wall dampness and to should prevent further hygroscopic salt damage.

**6.3.5 Sacristy (Space 5)**

**A. Recommendations**

- Retain original (1865) beaded edged timber lined ceiling (following the slope of the gable) and exposed rafters and collar ties.
- Retain original hard plaster wall finish.
- Retain timber floor boards.
- Retain original (1865) door opening (east wall), with vertical beaded edged timber door having a flat head.
- Retain early vertical beaded edged timber door having a flat head (north wall).
- Retain early (1892) chamfered segmentally arched opening to vestry (south wall).

**B. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- After exterior remedial works have been carried out (based on Heritage Engineer's advice) restore and repair hardplaster wall finish damaged by substantial rising damp (south wall). The new plaster should allow moisture vapour transmission of retained wall dampness and to should prevent further hygroscopic salt damage.

**6.3.6 Vestry (Space 6)**

**A. Recommendations**

- Retain original (1892) coved ceiling with original beaded edged timber lining boards.
- Retain original (1892) brick wall construction with introduced painted finish.

- Retain original (1865) brick wall (north wall) with evidence of original tuckpointing and exposed original buttress.
- Retain original (1892) shallow arched door opening (east wall) with paneled timber and glazed door and highlight (see exterior for further details).
- Opportunities are available to remove the introduced timber cupboards and sink.
- Monitor wall cracks.

#### **B. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL Works & Maintenance**

- After exterior works have been carried out based on Heritage Engineer's advice, repair/replace deteriorated timber subfloor structure and floor boards.

#### **6.3.7 Office (Space 7)**

##### **A. Recommendations**

- Opportunities are available to remove the office addition and to reconstruct the early vestry window (west wall).

#### **6.3.8 Tower Link (Space 8)**

##### **A. Recommendations**

- Retain original (1865) beaded edged timber lined ceiling (following the slope of the gable) and exposed rafters and collar ties.
- Retain original (1865) exposed brick wall finish.
- Retain original (1865) flagged bluestone floor and original bluestone steps.
- Retain original (1865) flat-headed door opening (west wall) with beaded edged timber lined door.
- Opportunities are available to alter the introduced north door opening and to remove the security bars.

#### **6.3.9 Tower (Space 9)**

##### **A. Recommendations**

- Introduced mezzanine floor and original timber floor above.
- Retain original (1862) timber lined ceiling with exposed boxed beams supported on original bluestone blocks.
- Retain original brick wall construction (now painted).
- Retain window/ventilation openings – see exterior details.
- Retain original (1862) pointed arched door opening with vertically boarded timber door (and early lock).
- Retain timber stairs.
- Retain bell rope pull.
- Retain pointed arched blind niche, whose location suggests that it was to open into the original Church building (that was east of the tower), but there is no evidence of the opening on the exterior.

<b>B. SHORT TERM ESSENTIAL Works &amp; Maintenance</b>	<b>Estimated Cost</b>
<ul style="list-style-type: none"> <li>• Install sealed stormwater system to replace the existing crude internal gutter system. Engage a roof plumber to provide specialist advice.</li> </ul>	\$1,000
<ul style="list-style-type: none"> <li>• Engage Heritage Engineer to provide remedial advice on repairing the major wall cracks above door and missing voussoirs in door opening.</li> <li>• Engage Heritage Engineer to provide remedial advice on substantial wall crack under west window.</li> </ul>	One visit \$2,000
<ul style="list-style-type: none"> <li>• Engage roof plumber to repair roof cladding and flashings that may be leaking causing falling damp stains on wall and subsequent damage to brickwork and pointing, as well as damp stains on timber ceiling and beams.</li> </ul>	\$2,000
<ul style="list-style-type: none"> <li>• Replace rotted and damaged timber floor boards in mezzanine floor with timber boards of identical profile.</li> </ul>	\$1,110
<b>TOWER: INTERIOR - TOTAL COST</b>	<b>\$6,110</b>

## **6.4 Priority Schedule of Works**

A priority order for the most critical SHORT TERM ESSENTIAL items previously noted in each part of the building with its exterior and the subsequent restoration works is recommended in the Table as follows. Some items have been combined from the previous individual spaces as the work they represent is best carried out as an integrated package of work.

In particular, for many items of work in this list are involved in work to the roof and for this purpose scaffolding should be provided. Therefore, the total cost of scaffolding has been included in this list. However, for reasons of economy, once the scaffolding is erected it assists in expediting all the work to the exterior of the Church, Vestry and Tower.

### **IMPORTANT NOTE:**

Only after the introduction of the damp proof course and after the walls have had an opportunity to dry out should the interior walls be re-plastered. The new plaster should allow moisture vapour transmission of any retained wall dampness. Acrylic paint should be used for interior wall repainting.

In many cases, the costs shown in this Table are the sum of the costs taken from the appropriate part of the recommendations for that work. When this work is combined as shown there are opportunities for gaining more competitive quotes from companies and subcontractors who can offer economies of scale and cheaper prices. Therefore, it is expected that the costs shown in this Table are in the upper range of cost expectations. The Heritage Engineer costs are an example of this. When costed as separate visits to the various parts of the building, the total costs were \$10,000. If the engineer was appointed to survey the whole of the work an allowance of \$5,000 should adequately cover this fee. The latter figure has been given in the Table.

<b>Priority Schedule of Works &amp; Maintenance</b>	<b>Estimated Cost</b>
1. Lower ground levels at east end of Church (nave, chancel, porch, tower and vestry) to below floor level. Ideally, the ground level should be 150 mm below floor bearer level to allow for satisfactory subfloor ventilation. Grade lowered ground level away from building.	\$10,030
2. Just prior to the damp proofing, rebuild vestry and porch timber floors. Any built up soil should be removed to allow a 150 mm clearance between the foundation and the bearers. Install subfloor vents.	\$10,510
3. Install damp proof course by chemical injection method to all masonry walls, both external and internal, including the chancel arch.	\$30,000
4. Replace rotted timber threshold in porch door (north elevation). The threshold should be in timber and match existing.	\$230
5. Allowance for scaffolding and guard rails to carry out all work safely on external faces of church walls and roofs (one month to complete work)	\$16,730
6. Replace two missing timber fascias (south elevation of nave and north elevation of porch). The fascias should be constructed in timber and match existing.	\$1,110
7. Roof Works: Ridge Capping: Replace existing Colorbond nave ridge capping with galvanised steel capping.	\$1,020
8. Roof Ventilators: Reinstate the 16 roof ventilation openings that originally flanked the roof ridge of the nave. Fourteen of the original cast iron double quatrefoil ventilation grilles survive in the Church and should be reinstated. Cast two additional grilles using the surviving grilles as a template (Photo 3.185). Eight openings should be reinstated on each side of the roof ridge as shown in Figures 2.12 and 2.22. Build 16 timber frames to fit cast iron ventilation grilles. Introduce stainless steel mesh behind the grilles. Once grilles are fitted, flash in galvanised steel.	\$2,220
9. Gable coping: remove introduced Colorbond capping over the gable coping. Reparge the coping in cement render. A common mix listed in H. Lardner, <i>Caring for Historic Buildings</i> (Historic Buildings Council, 1993) for cement render repairs is 1 : 4 cement : sand (minimum).	\$3,660
10. Gutters, Drainage & Downpipes: Treat existing inside faces of gutters with rust inhibitor. Install missing downpipes on tower with round (150 mm), sealed galvanised steel downpipes. Install sealed stormwater system within the tower to replace the existing crude internal gutter system. Repair existing downpipe on south wall of nave (east end).	\$5,160
11. Wall cracks and wall movement: engage Heritage Engineer to provide remedial advice on: wall cracks; stabilization of the apparent lateral movement in the west, north and south walls of the nave; split Honour Board that is cut into the timber column on the south wall; and the structural stability of the tower (including internal timber structure).	\$5,000 (If separate visits = \$10,000)
<b>PRIORITY SCHEDULE OF WORKS: TOTAL COST</b>	<b>\$85,670</b>



## **6.5 Cost Plan and Budget Estimates: Notes for Guidance Introduction**

The whole of the works indicated in the *Recommendations, Works and Maintenance* (Section 6) of the *Conservation Management Plan* are classified under three categories of priority:

1. SHORT TERM ESSENTIAL.
2. SHORT TERM DESIRABLE/LONG TERM ESSENTIAL
3. LONG TERM DESIRABLE

In addition, a *Priority Schedule of Works* has also been identified and this establishes the priority order for the most critical SHORT TERM ESSENTIAL items in the *Recommendations, Works and Maintenance*.

In the Cost Plan only the SHORT TERM ESSENTIAL items and the items in the PRIORITY SCHEDULE OF WORKS have been have been costed.

### **Indicative or Preliminary Nature of Estimates**

The estimates for work in this cost plan are indicative of the likely cost of the work under the SHORT TERM ESSENTIAL classification in the *Conservation Management Plan*. This cost plan and its estimates are based on a preliminary site survey and other information contained in the *Conservation Management Plan*.

These costs should be taken as a guide to the final cost of the works, but they are likely to be subject to change depending on the more detailed investigations and decisions made during later site investigations, design activity, construction or site work.

### **Nature of the Work**

The type of work priced in this project in these preliminary estimates contains a great deal of work in and around the existing significant heritage buildings. The nature of such work is difficult to predict in terms of final content, extent and specification. Whilst every attempt has been made to foresee any potential problems and construction difficulties, pricing this work at this stage may be subject to substantial variation by the time that the work is actually carried out. By its nature predicting the cost and extent of such alterations, renovations and repairs to existing buildings is risky and the client should be aware of these factors when reviewing the cost plan and *Conservation Management Plan*. Therefore, the cost plan should be taken as a guide for budgeting purposes.

### **Structural Integrity**

No structural engineer's report has been prepared for these buildings. The *Conservation Management Plan* recommends that a structural engineer is engaged to prepare a report on certain parts of the buildings and the costs for this work have been estimated in the cost plan.

Any major structural work arising as a result of the work involved in repairs, demolition, opening up, replacement of building elements and removal of items (except as identified in the present *Conservation Management Plan*) has NOT been included in this cost plan.

### **Statutory Obligations**

The client should be aware that the buildings must comply with all statutory obligations and regulations imposed by the various authorities both during construction and upon completion. Specific obligations such as the provision of scaffolding for safety reasons have been costed in the cost plan. However, specific requirements required in the design of spaces such as provision for disabled access have not been included. The client may need to take these requirements into account in any future changed uses, design standards and costings.

### **Tender Date**

A tender date of early 2006 has been assumed and a general completion of the major part of the work has been assumed as the middle of 2006.

No provision has been made for *rise and fall* (escalation) in building costs or potential tender adjustments beyond the middle of 2006. Allowances for additional costs may have to be made if the work is completed after this date. If the majority of work identified in the cost plan is commissioned before this date then the client may benefit from lower prices than those shown in this cost plan.

### **Tendering**

The costing of work described in the *Conservation Management Plan* and this cost plan assumes that the individual related items (in type or location) will be aggregated to form one or a small number of contracts. For instance, one contract may be for the exterior work and the other for the interior work. Alternatively, contracts may be divided in accordance with their priority, such as packages for the *Short Term Essential or Priority Schedule of Works*. However, if the work is tendered for in individual small works packages at different times, then the client may lose the benefits that a larger scale contract brings in economy of purchasing materials, overall supervision, continuity, plant and materials purchase and overall quality and safety control throughout the project.

It is recommended that when the scaffolding is installed for work to the exterior of the building advantage is taken of its installation by completing all those works that can be carried out safely from this working platform (Roof, External Walls, Windows). However, work to the upper part of the roof, ridge and gable ends is likely to require the use of a *cherry-picker* for safety reasons.

In addition, it is recommended that any firms invited to tender should have a good reputation for the quality and craftsmanship required for this significant heritage building.

The client should also ensure that the appointed contractor(s) and subcontractors have adequate insurance to cover all risks for the type of work involved.

### **Goods and Services Tax (GST)**

As a non-profit religious organization it has been assumed that the Church is NOT liable for the payment of GST on any of the building works identified in this *Conservation Management Plan*. However, if this assumption is incorrect then all the costs in this cost plan will have to be increased with a provision for the payment of the +10% payment of GST.

### **Costs in the *Conservation Management Plan***

The costs indicated for each individual item in the *Conservation Management Plan* are a guide for budgeting purposes.

Note that, the individual cost for each item included in the *Recommendations* section is *exclusive of GST*.

### **Exclusions from Estimate**

The following have been excluded from this cost plan:

- Ongoing maintenance costs.
- External garden and general landscaping works.
- Allowances for *rise and fall* (escalation) from December 2006 to the time when the work actually takes place.
- Any land costs or land acquisition expenses, planning fees, survey and building permit or inspection fees and the like.
- Professional, project management and any other consultant fees.
- Specialist advisors and the work they may recommend. These advisors may be required to advise on pest and termite infestation, paint colours, rendering mixes, electrical and mechanical systems and work, occupational health and safety issues, fire prevention, archaeologists, independent building surveyors' assessments of the whole or any part of the buildings and other work.
- Fittings, fitments, loose furniture and equipment.
- Major electrical works and new installations.
- Heating installation or equipment.
- Cooling or air-conditioning installations or equipment.
- Asbestos removal of any kind.

**SECTION 7**

**7.0 Bibliography**

□ **SECTION 7**  
**7.0 Bibliography**

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□ **SECTION 8**

**8.0 Appendices**

**8.01 Floor Plans & Photographic & Integrity Keys**

**8.02 Historical Figures**

**8.03 Contemporary Photographs**

**8.04 Comparative Analysis Figures**

**8.05 Building Schedules**

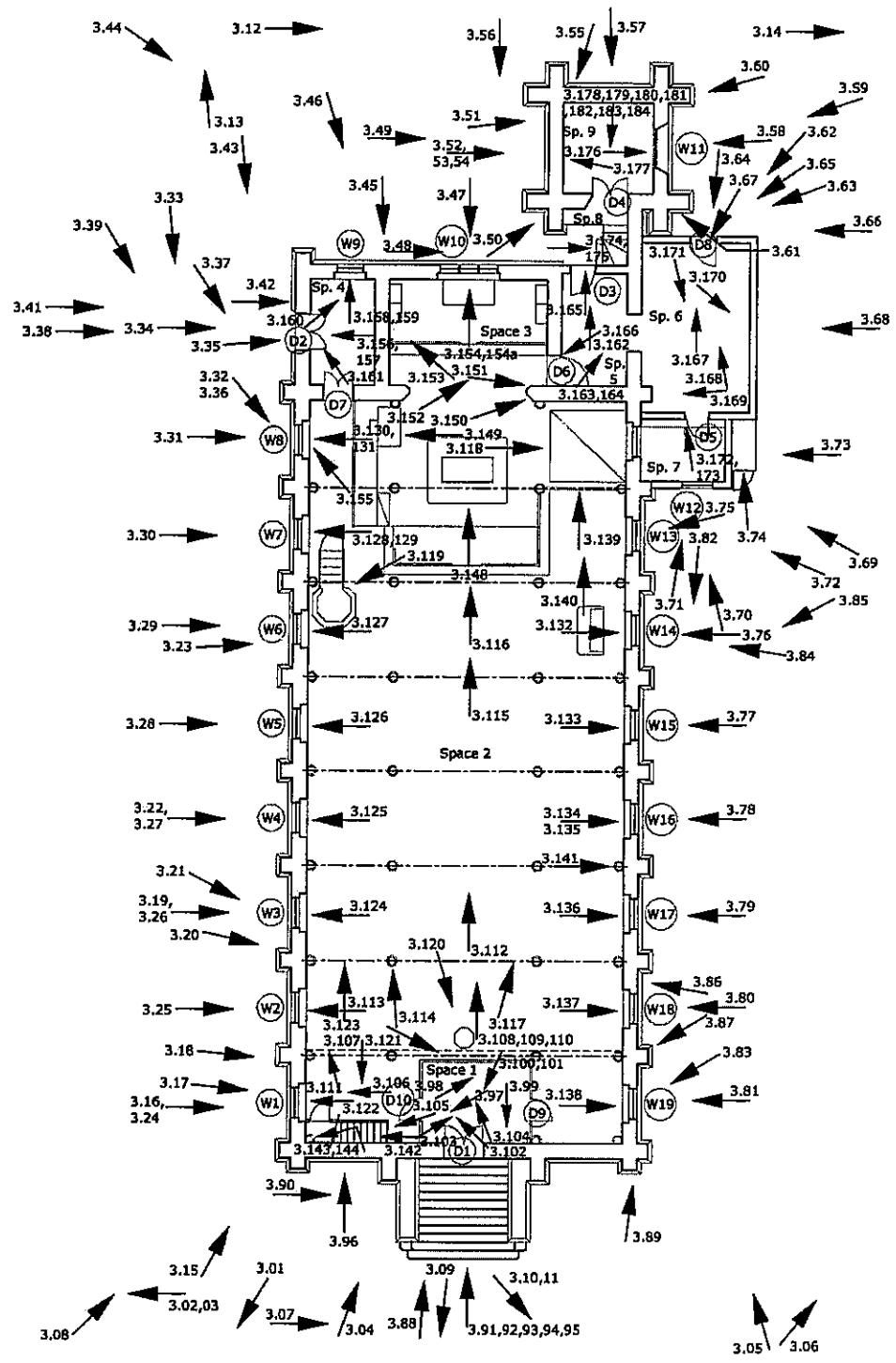
**8.06 Australia ICOMOS Burra Charter**

**8.07 Criteria for Assessment of Cultural Significance as adopted by the Heritage Council of Victoria**

**8.08 St. Paul's Honor Board: Newspaper Article**

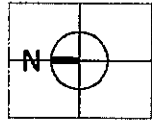


## **8.01 Floor Plans & Photographic & Integrity Keys**









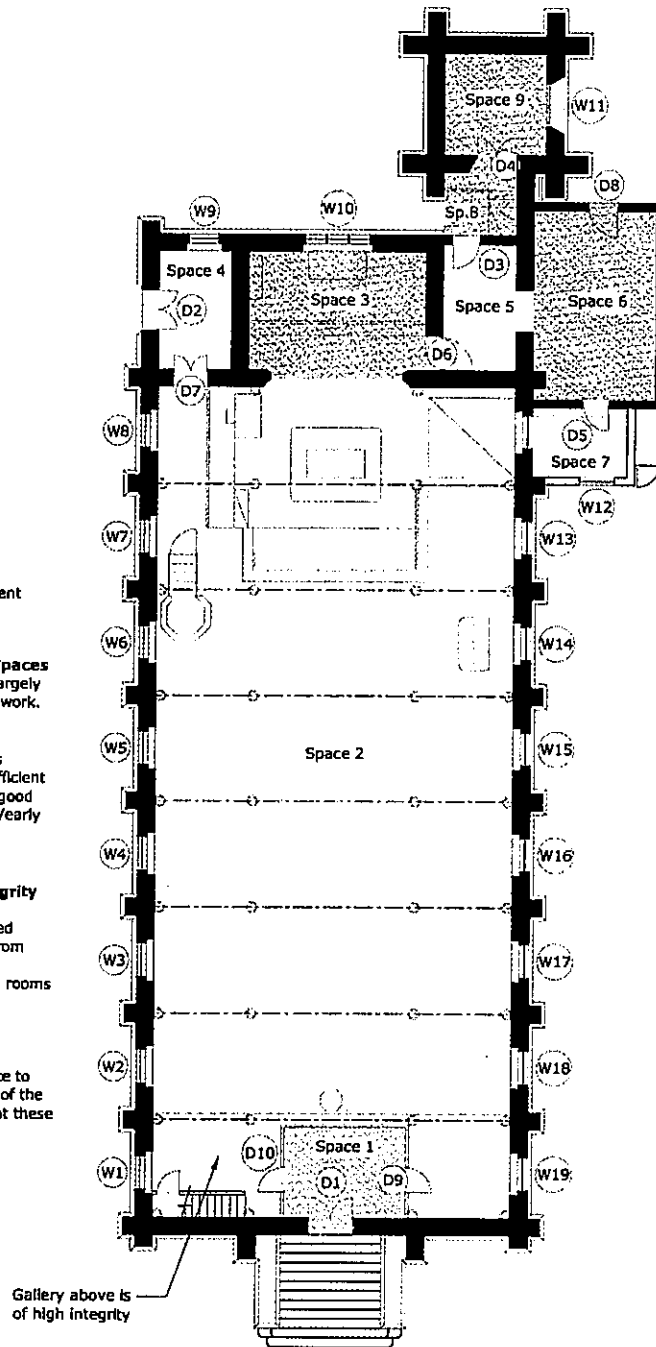
St. Paul's Anglican Church Conservation Management Plan

Drawing 1.01 : St. Paul's Anglican Church Photographic Key  
 Not to Scale  
 Drawn by : Gary Johnson



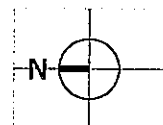
Key To Symbols & Colours

-  **Original / Early Walls**
-  **High Integrity Spaces**  
The form, construction and details predominantly represent the original/early design
-  **Moderate-High Integrity Spaces**  
Although altered, the room largely represents the original/early work.
-  **Moderate Integrity Spaces**  
Although altered, there is sufficient surviving fabric to provide a good understanding of the original/early design.
-  **Low-Moderate & Low Integrity Spaces**  
These rooms have experienced several alterations, & apart from spatial layout &/or minimal original/early detailing, these rooms have little integrity.
-  **No Integrity Spaces**  
These rooms do not contribute to the architectural significance of the place (this does not imply that these rooms are not valued by the owners).



St. Paul's Anglican Church Conservation Management Plan

Drawing 1.02 : St. Paul's Anglican Church Integrity Key  
 Scale 1 : 200  
 Drawn by : Gary Johnson

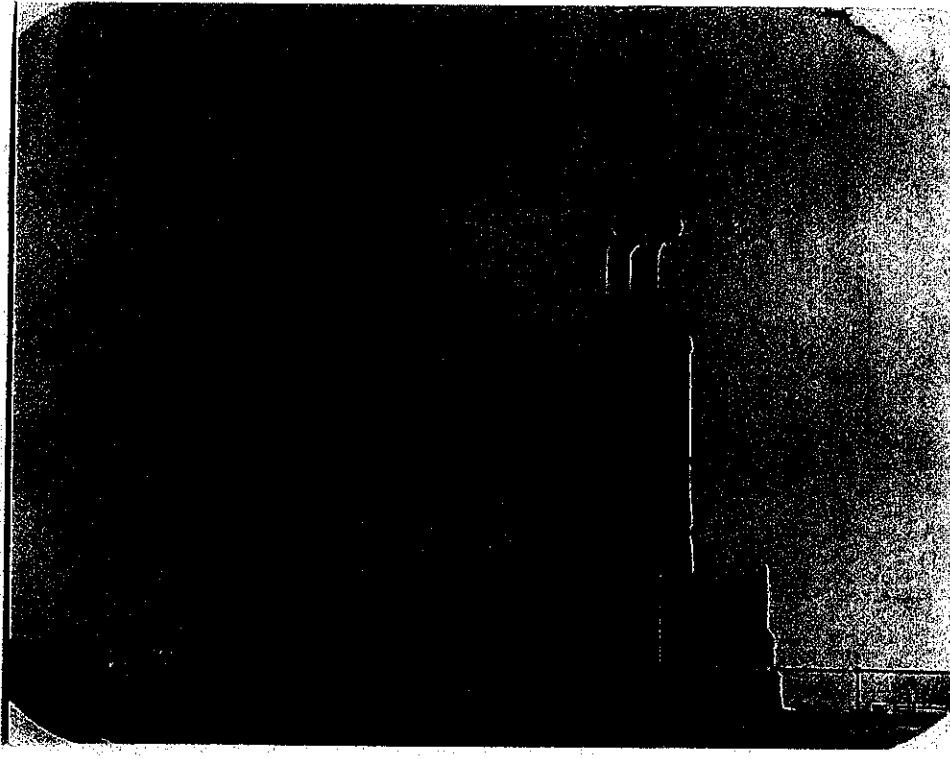


Dr. David Rowe & Wendy Jacobs February 2005

## **8.02 Historical Figures**



**Figure 2.01:** Boundary of the Parish of St. Paul's, superimposed on map of Ballarat from the Surveyor General's Office, 21 October 1861 (note the location of St. Paul's Church by the red dots). Source: Land Victoria (for map), Melbourne.



**Figure 2.02:** St. Paul's Anglican Church, Bakery Hill, c.1861 (earlier church with original tower and spire).  
Source: J. Reid & J. Chisholm, *Ballarat Golden City: A Pictorial History*, Joval, 1989.

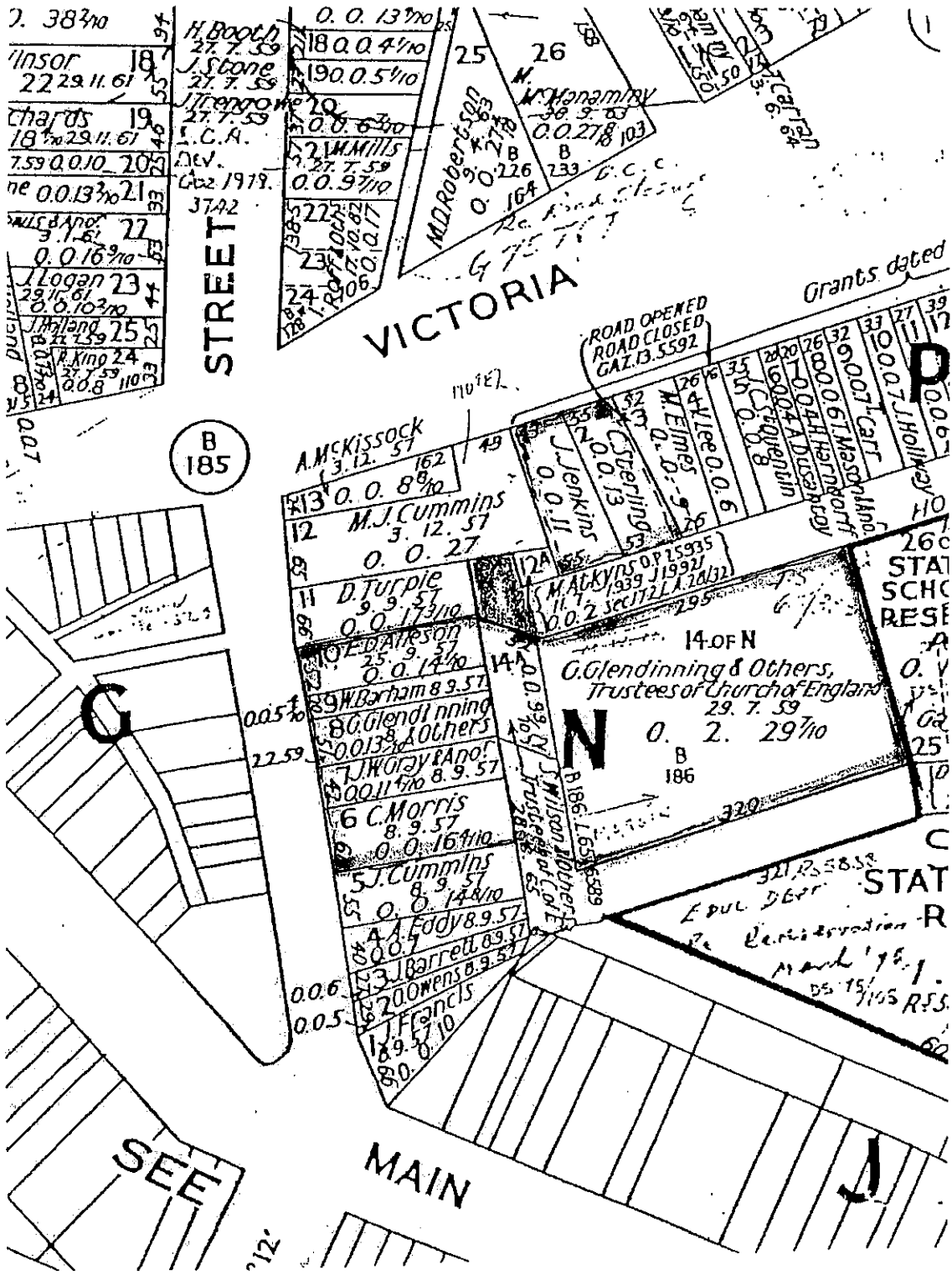
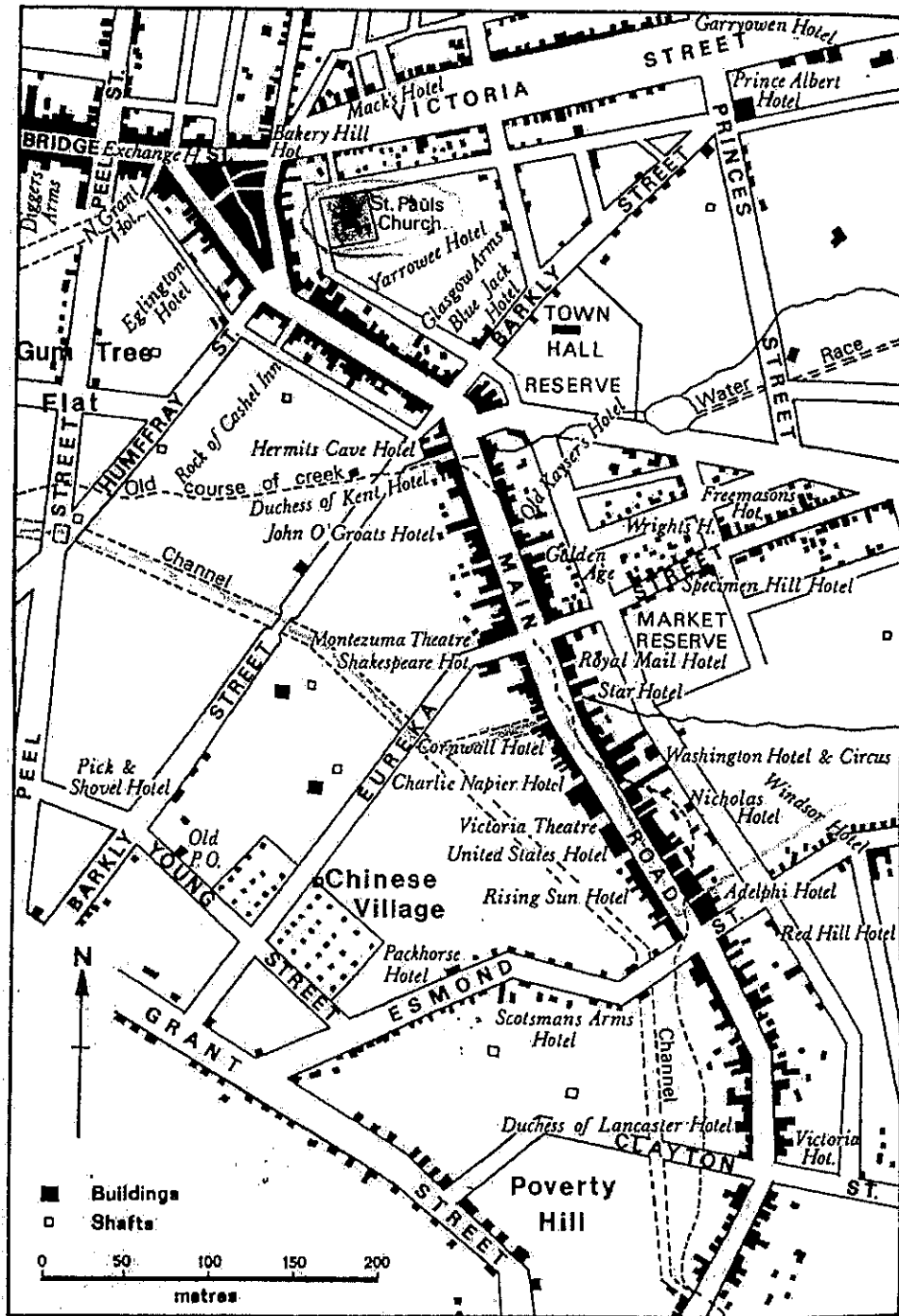


Figure 2.03: Location of Vicarage and St. Paul's Church, superimposed on Plan of Subdivisions N and P of Town Plan of Ballarat 1882. Source: Land Victoria, Melbourne.



*Main Street in 1861*

**Figure 2.04:** Plan of Ballarat in 1861 showing the location of St. Paul's Church. Source: W. Bate, *Life After Gold: Twentieth Century Ballarat*, 1993, p.108.





**Figure 2.05:** Artist's drawing of St. Paul's Church, 1862 (earlier church building showing enlarged tower by the Diocesan Architect, Leonard Terry). Source: St. Paul's Anglican Church Calendar 2004.



**Figure 2.06:** Artist's impression of interior of earlier St. Paul's Church, 1858-64, drawn by J.D. Ryland.  
Source: St. Paul's Anglican Church.

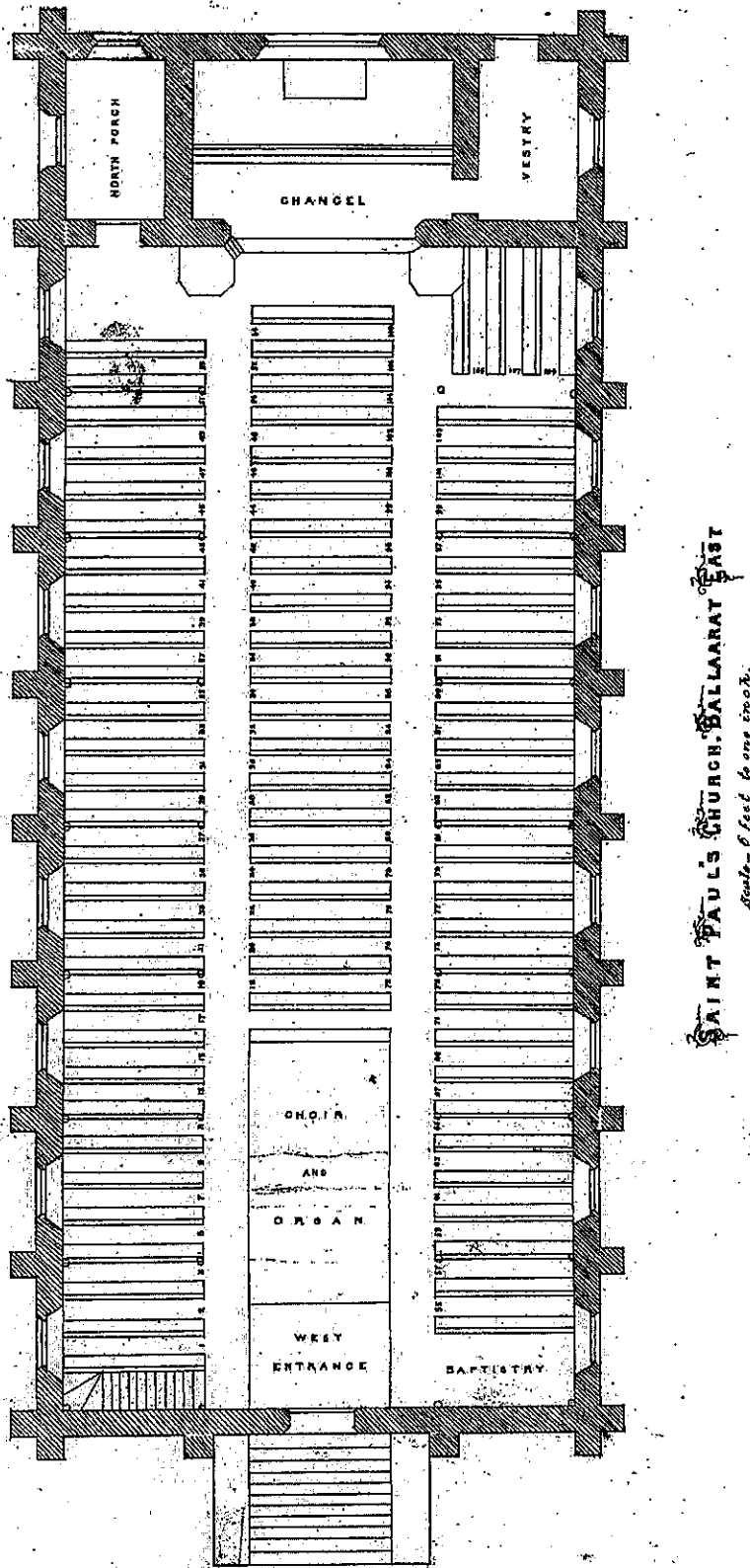


Figure 2.07: St. Paul's Church Floor Plan (19<sup>th</sup> century), showing the space in the centre rear of the building for the organ and choir. Source: St. Paul's Anglican Church.

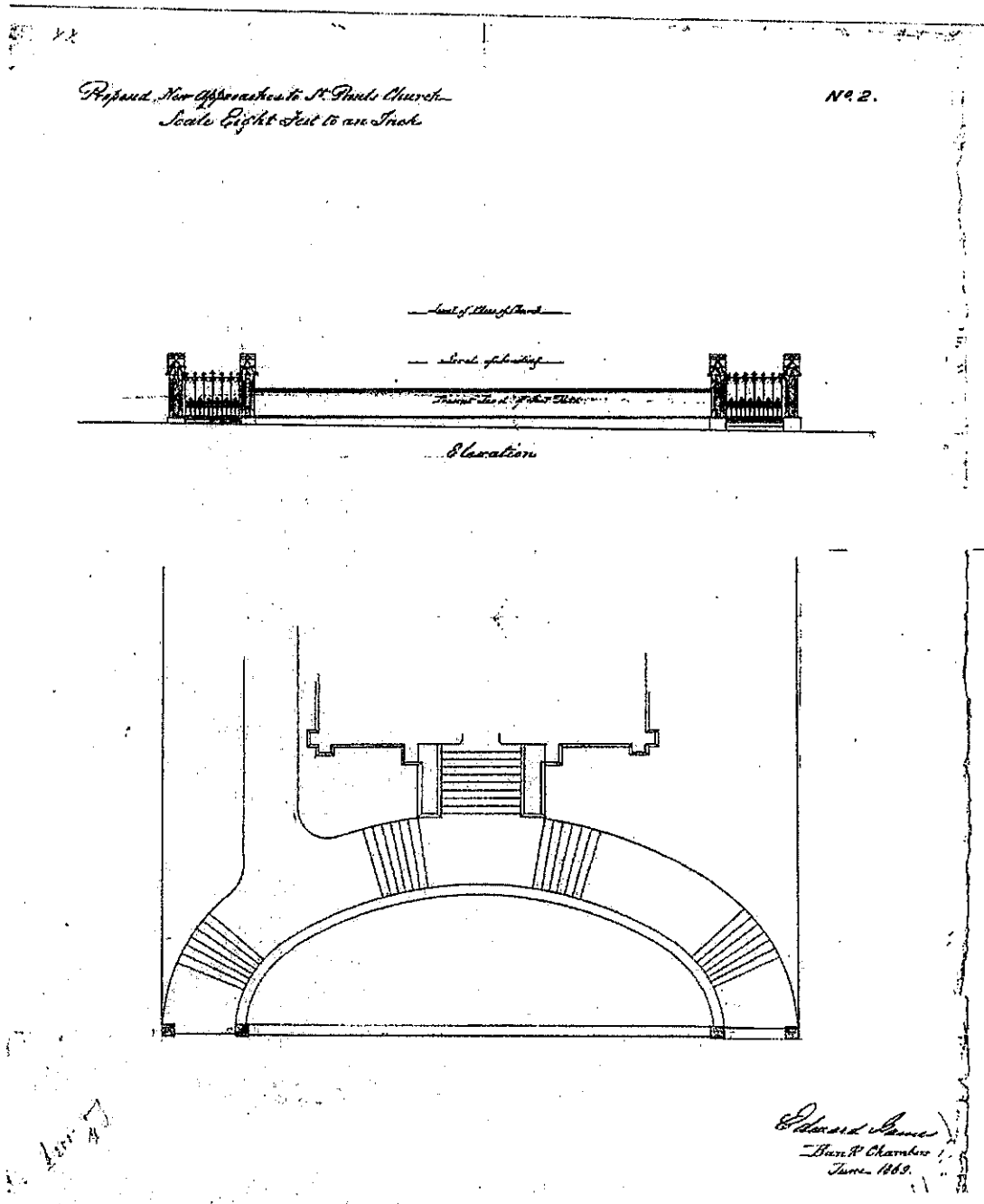


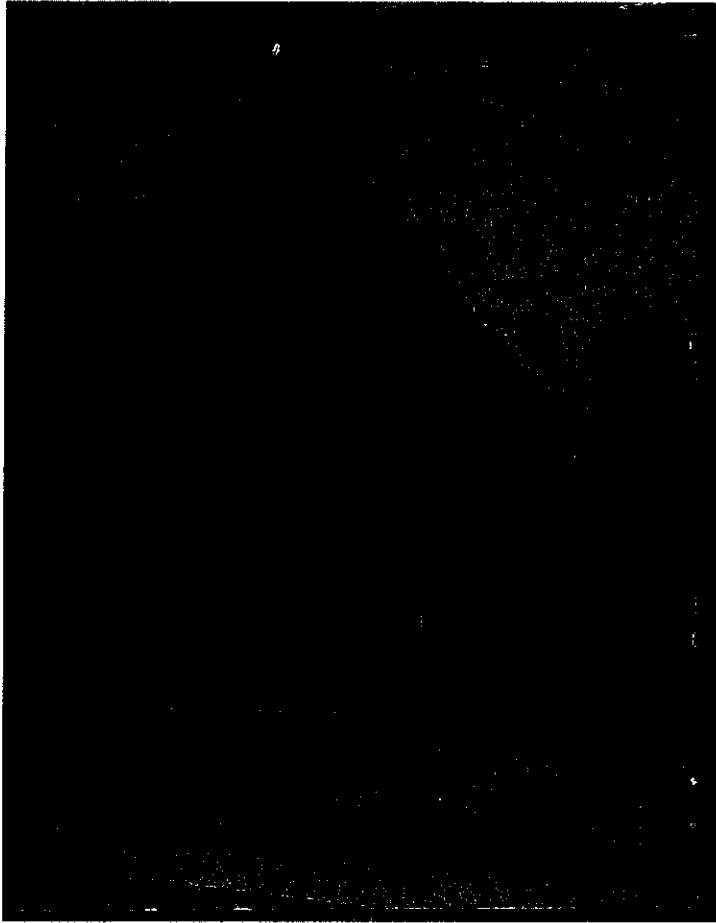
Figure 2.08: Front Fence design by Edward James, June 1869. Source: St. Paul's Anglican Church.



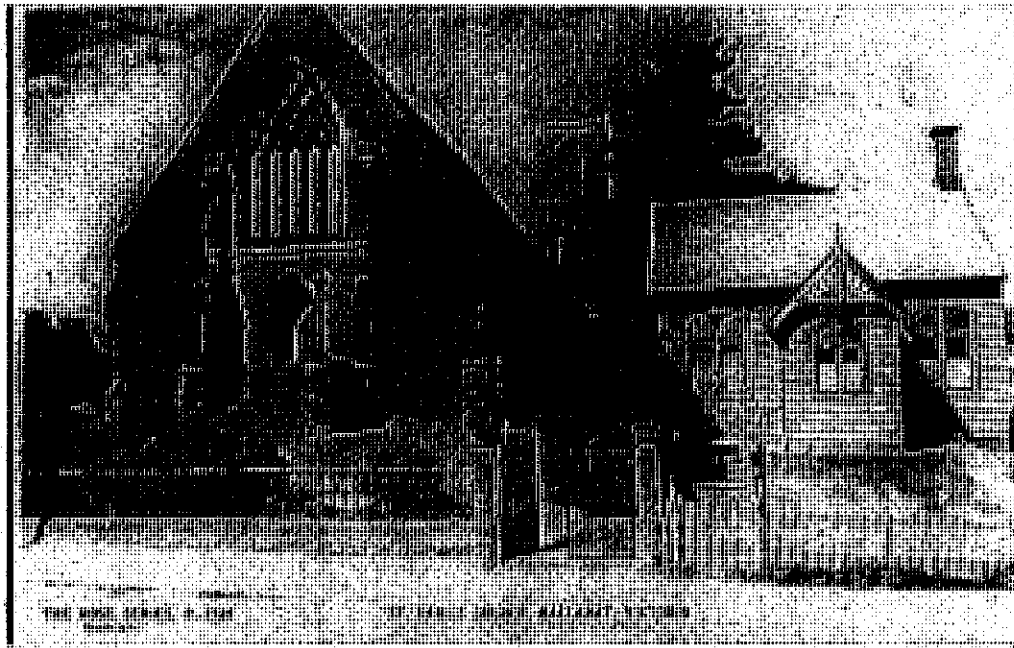
**Figure 2.09:** View of Bakery Hill, Ballarat, showing the landmark St. Paul's Anglican Church, c.1868.  
Source: St. Paul's Anglican Church.



**Figure 2.10:** The interior of the Church before the introduction of the reredos in the chancel in 1914.  
Source: St. Paul's Anglican Church.



**Figure 2.11:** St. Paul's Anglican Church, c.1900. Source: St. Paul's Anglican Church.



**Figure 2.12:** St. Paul's Anglican Church, showing the neighbouring former Undertaker's Cottage, c.1916. Source: St. Paul's Anglican Church.

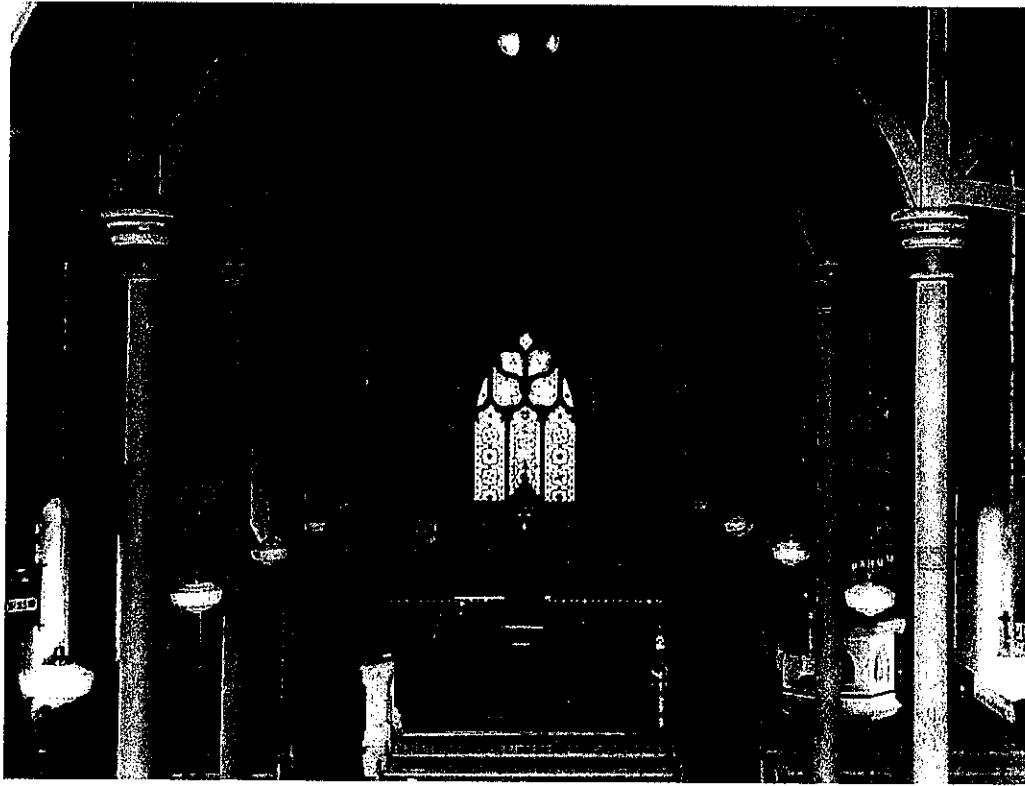


Figure 2.13: Interior, St. Paul's Church looking towards the chancel from the gallery (prior to the alterations in 1952). Source: St. Paul's Anglican Church.



Figure 2.14: Interior, St. Paul's Church, 1958. Source: St. Paul's Anglican Church.

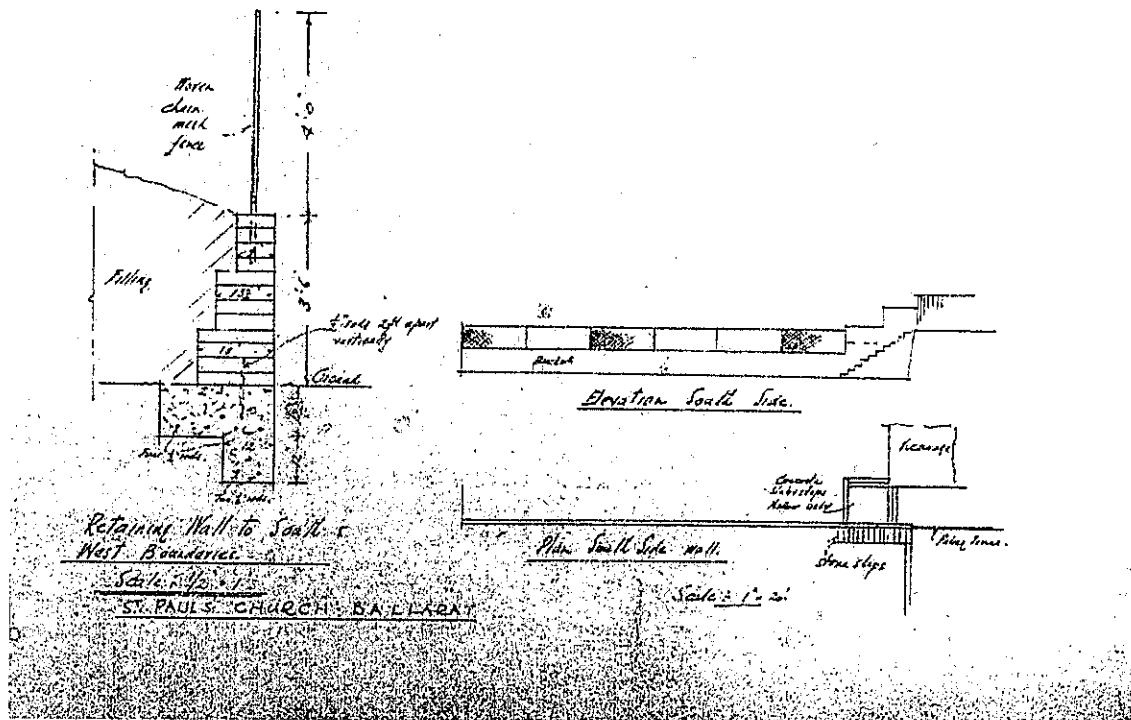


Figure 2.15: St. Paul's Church, Plan of Proposal Retaining Wall to the south and West Boundaries, August 1963. Source: St. Paul's Anglican Church.





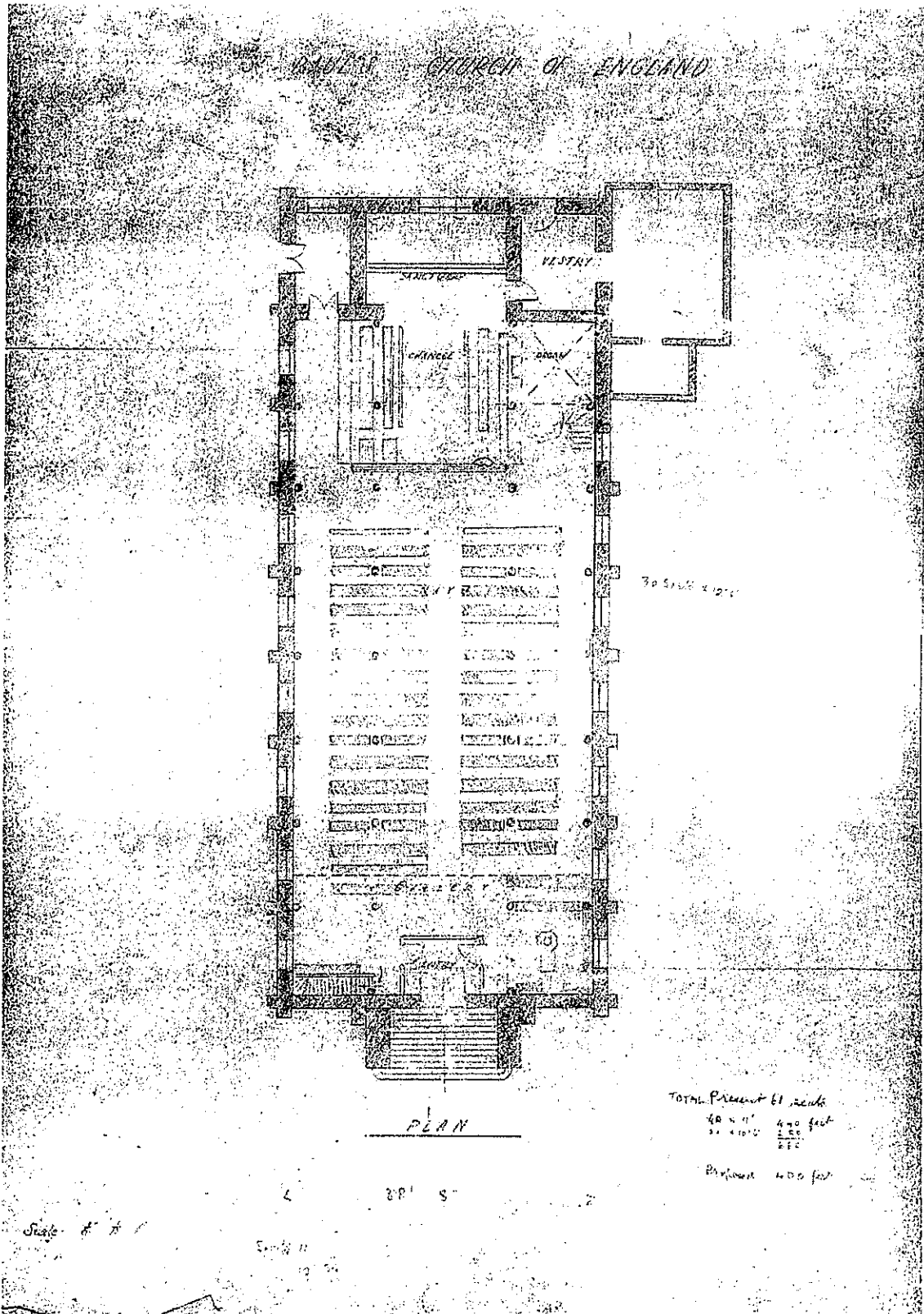


Figure 2.17: St. Paul's Church Floor Plan, (undated, pre 1952). Source: St. Paul's Anglican Church.

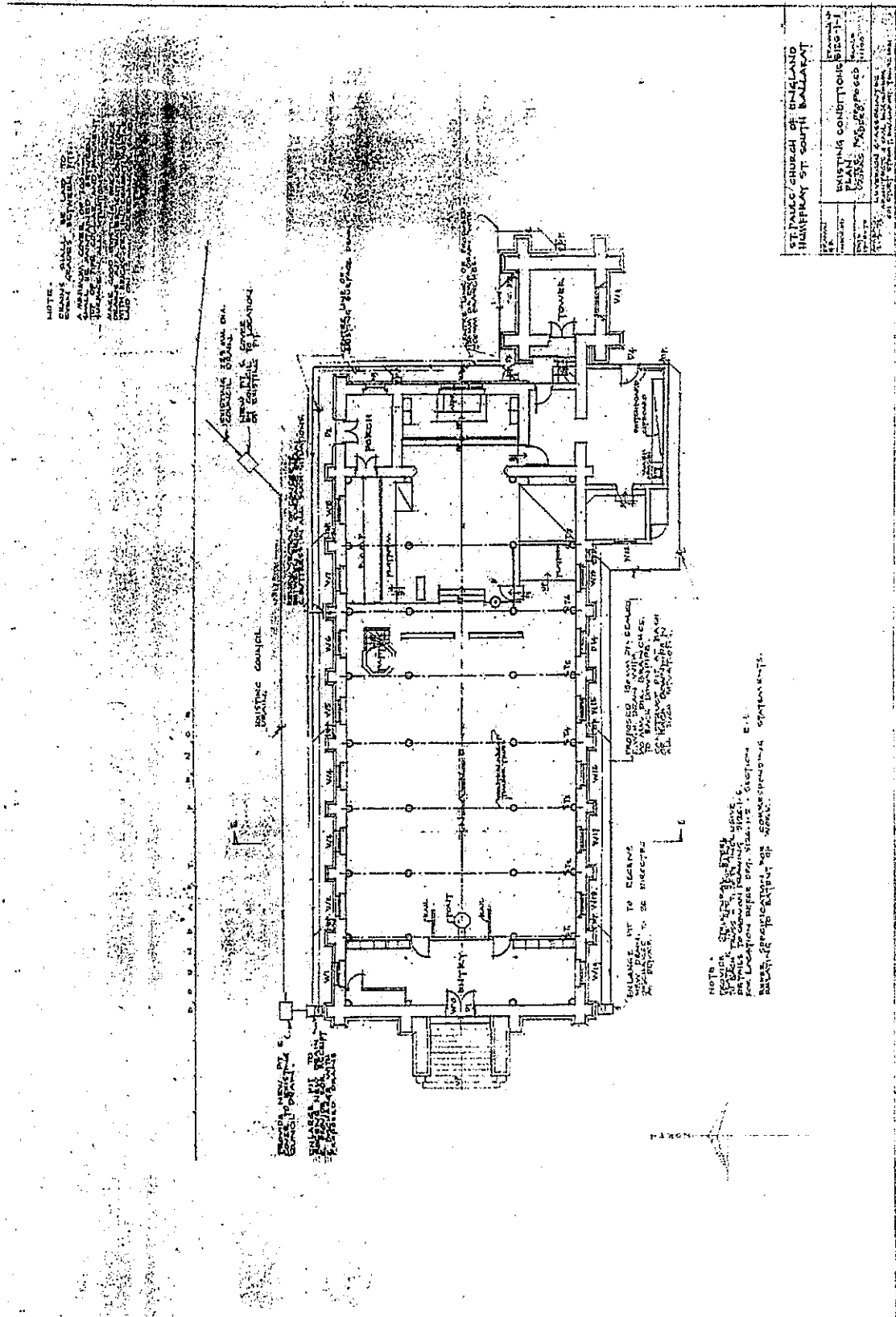


Figure 2.18: St. Paul's Church Existing Conditions Floor Plan by L.H. Vernon & Associates, 15 August 1978. Source: St. Paul's Anglican Church.

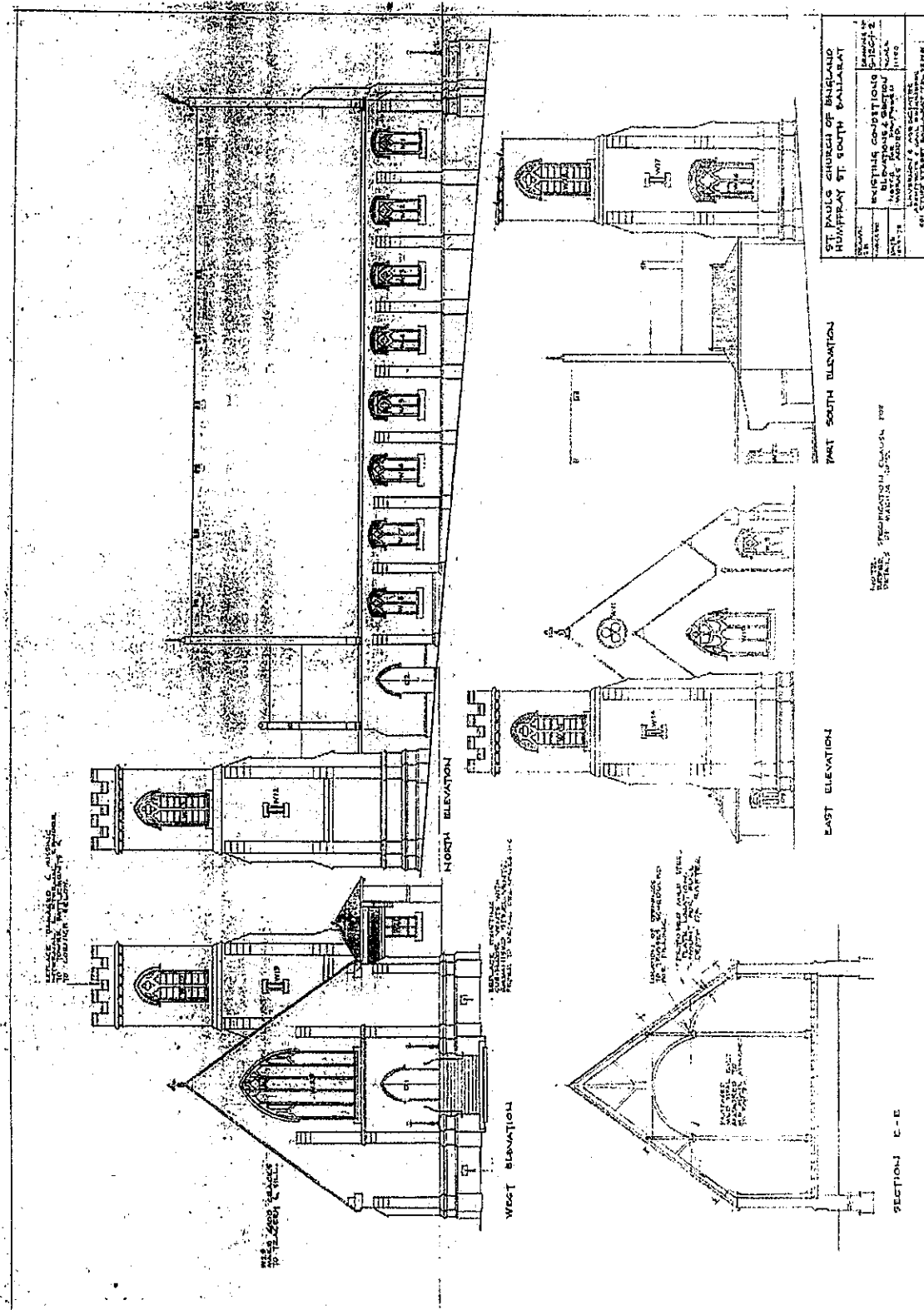


Figure 2.19: St. Paul's Church Existing Conditions Elevation & Section Drawings by L.H. Vernon & Associates, 16 August 1978. Source: St. Paul's Anglican Church.

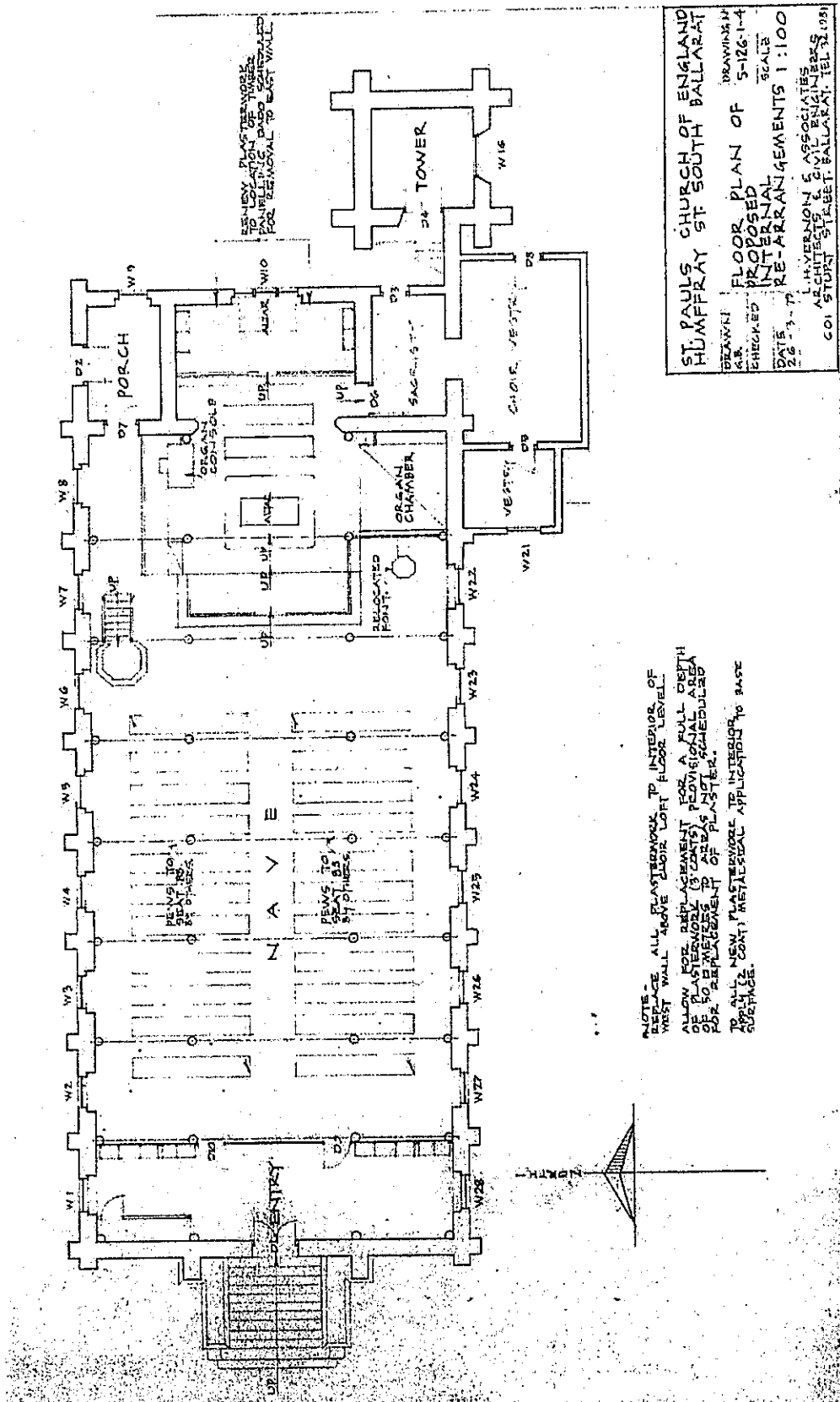


Figure 2.20: St. Paul's Church, floor plan of proposed internal arrangements by L.H. Vernon & Associates, 26 March 1979. Source: St. Paul's Anglican Church.

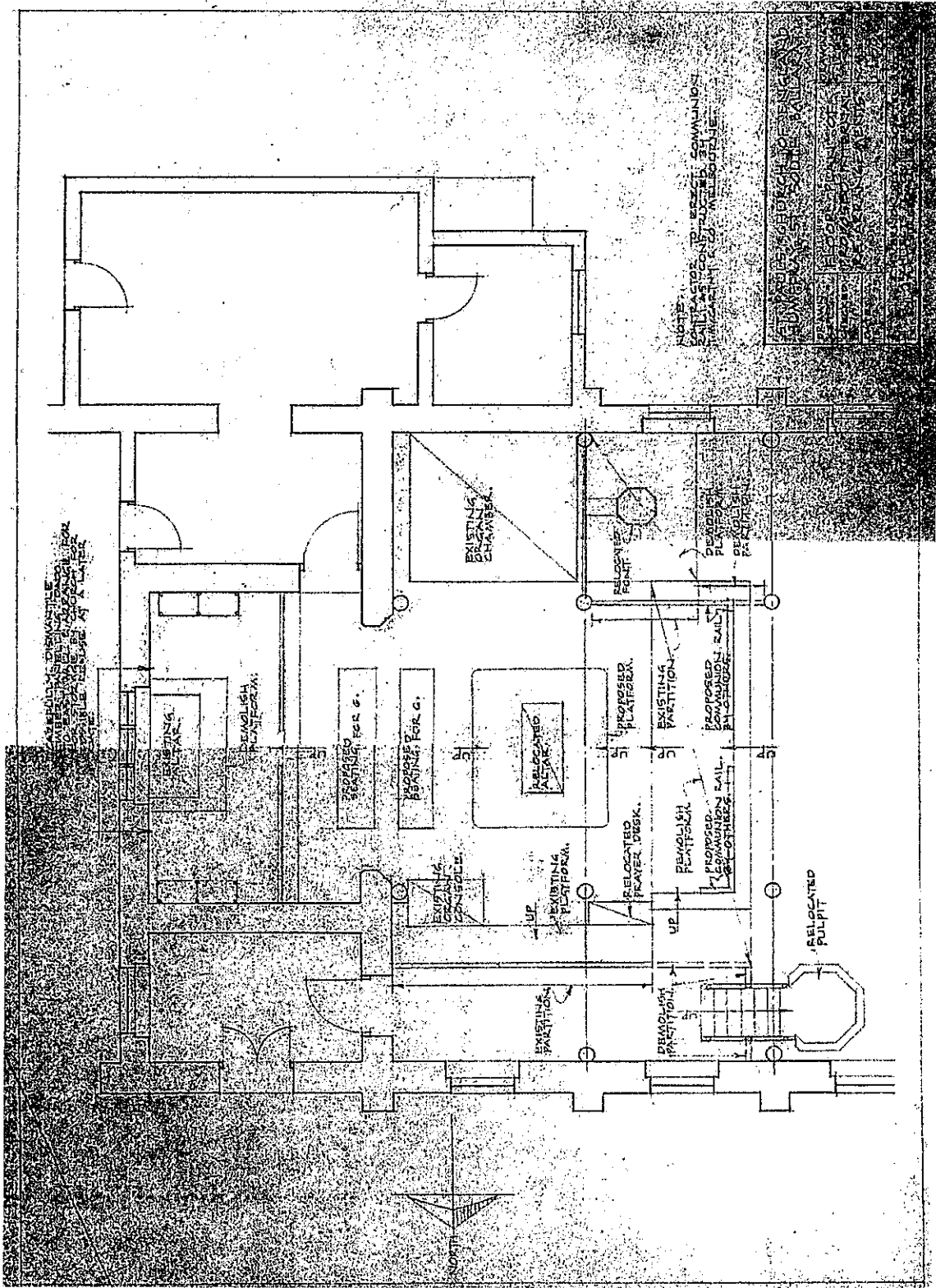
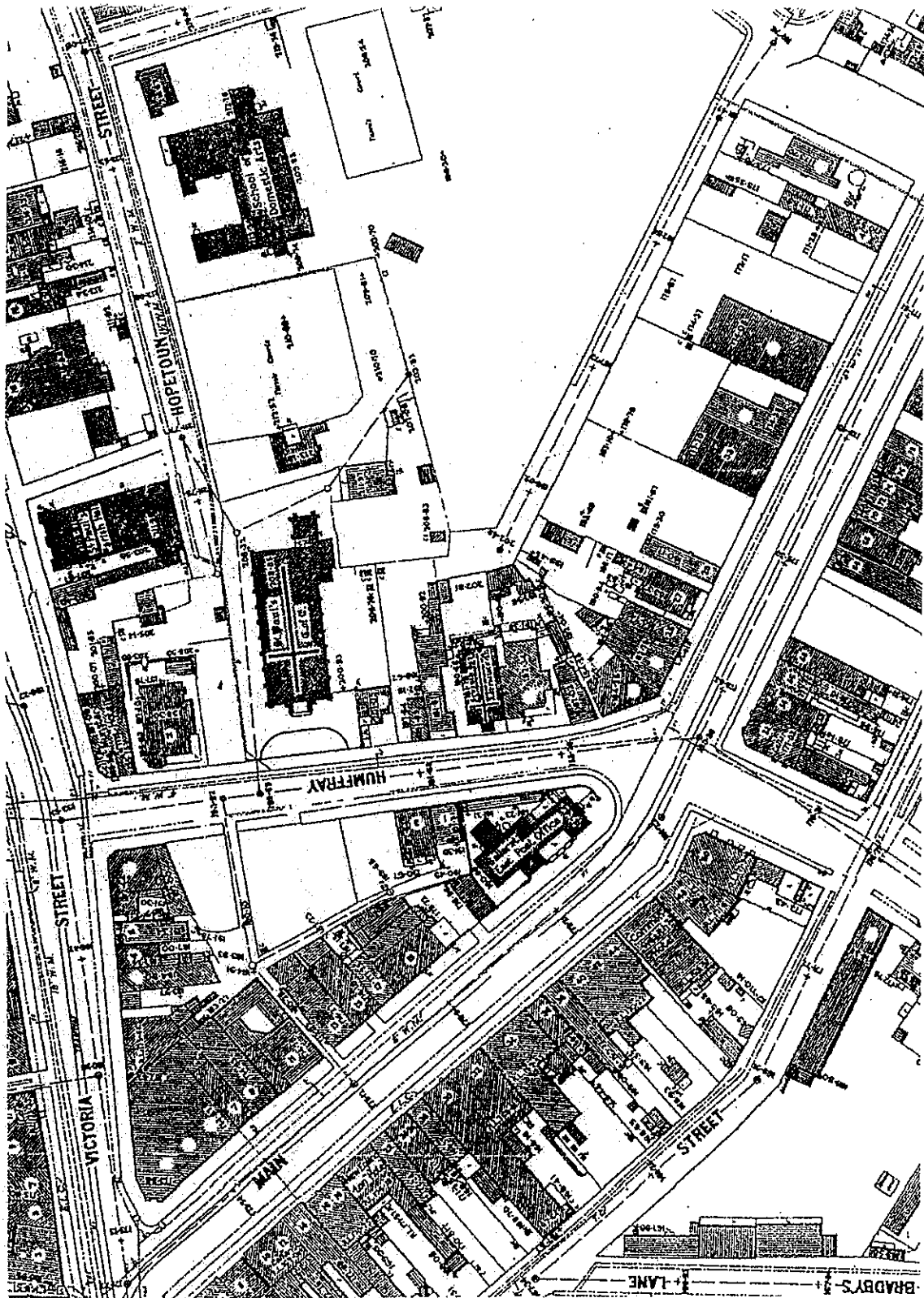


Figure 2.21: St. Paul's Church, floor of proposed internal rearrangements by L.H. Vernon & Associates, 18 April 1979. Source: St. Paul's Anglican Church.





**Figure 2.23:** Ballarat Water Board Drainage Plan, 7 November 1926, showing the St. Paul's Church and the location of the Verger's Cottage and the Ballarat School of Domestic Arts. Source: St. Paul's Anglican Church.



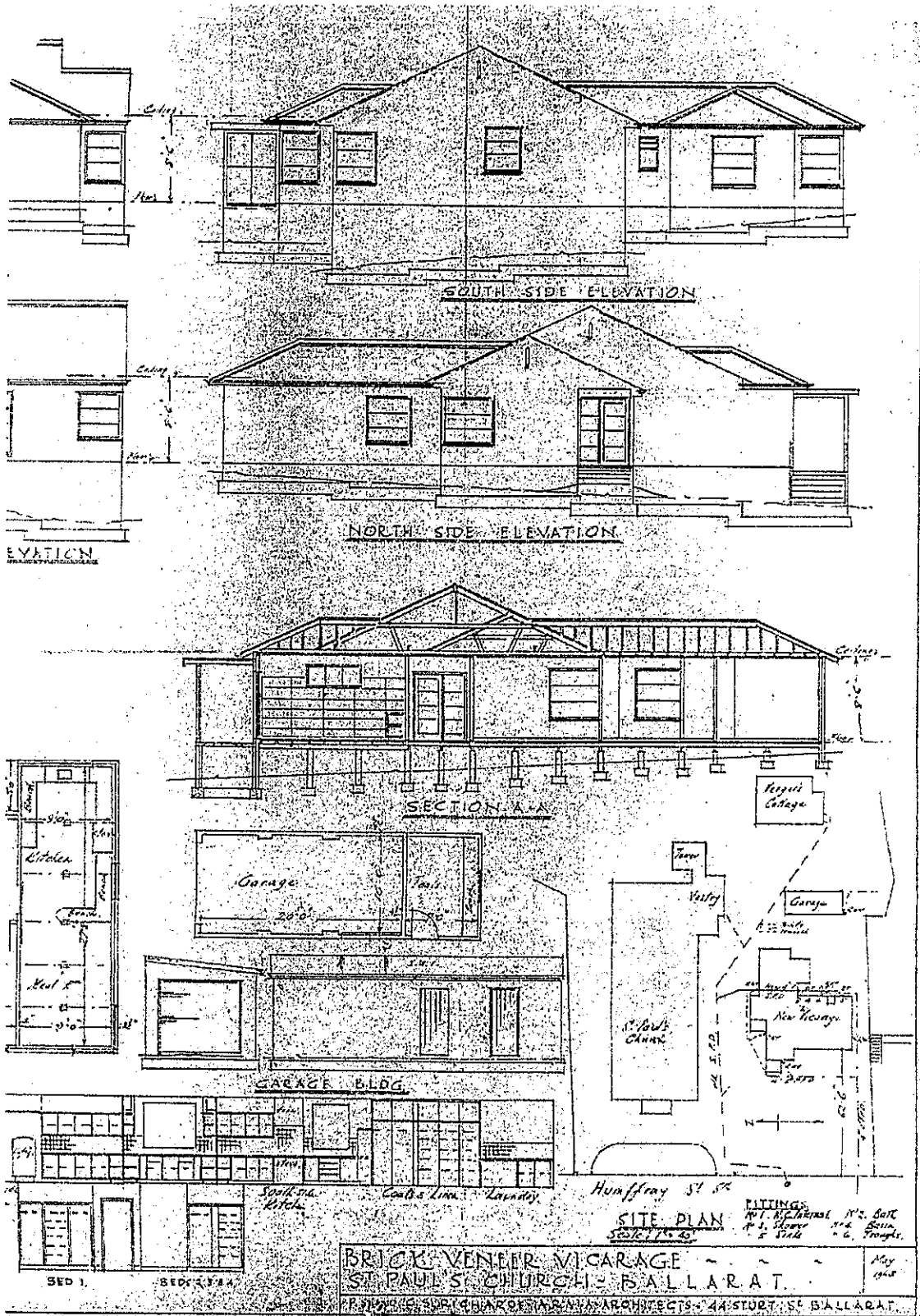


Figure 2.24: Drawings of Proposed Brick Veneer Vicarage (known as Rectory) by P.S. & G.S. Richards, May 1963. Source: St. Paul's Anglican Church.

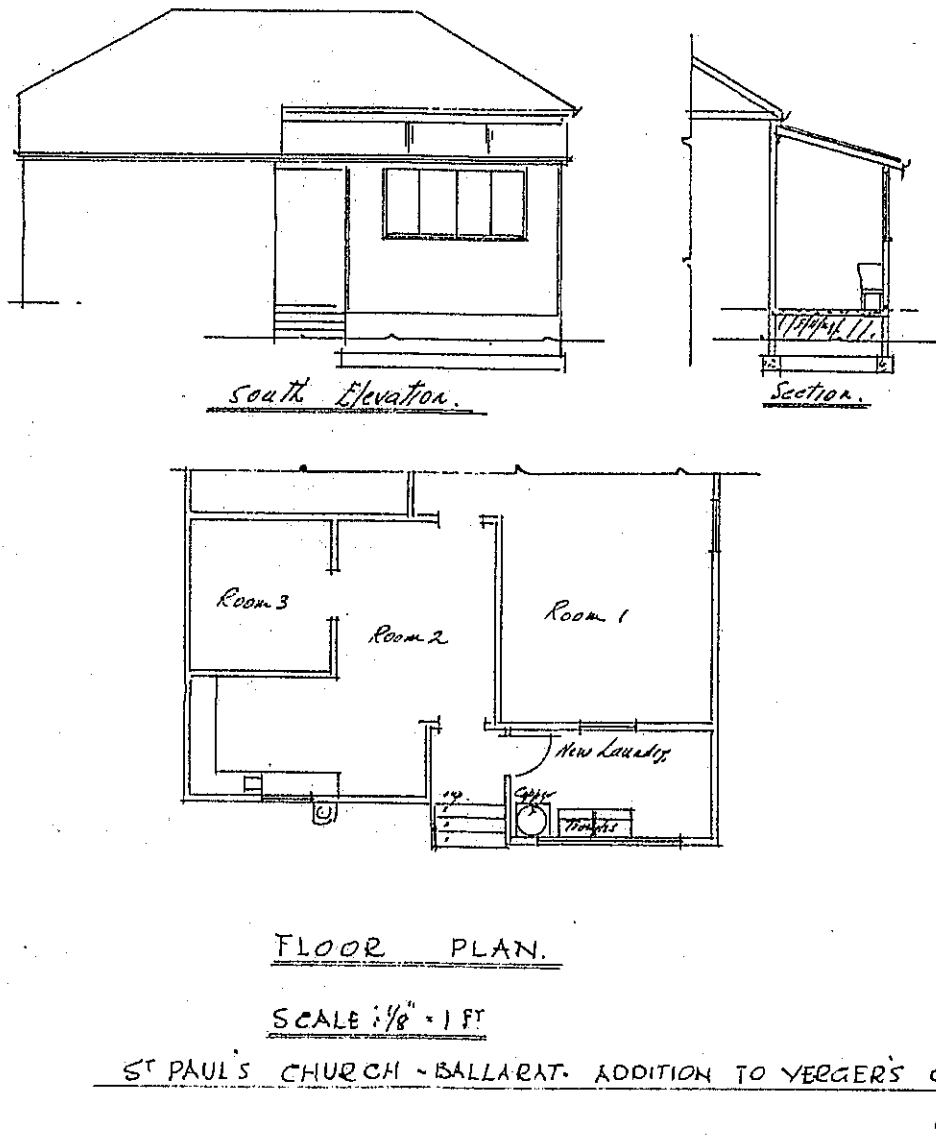


Figure 2.25: Drawing of Verger's Cottage showing proposed laundry addition, August 1963. Source: St. Paul's Anglican Church.



Figure 2.26: St. Paul's Anglican Parish Hall, c.1938. Source: St. Paul's Anglican Church.



Figure 2.27: Temperance Hall adjoining St. Paul's Church, Humffray Street, date unknown [c.1870?]. Source: J. Reid & J. Chisholm, *Ballarat Golden City: A Pictorial History*, Bacchus Marsh, 1989, p.16.

## 8.03 Contemporary Photographs

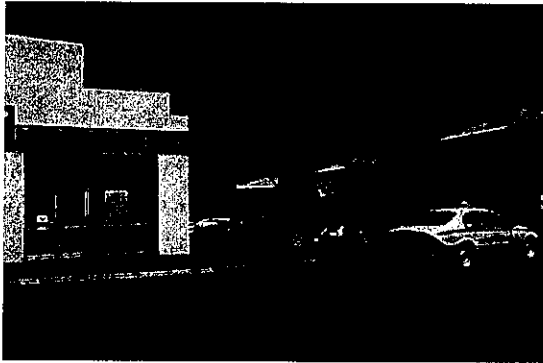


Photo 3.01: Brick store, Humffray Street South, opposite St. Paul's Church.

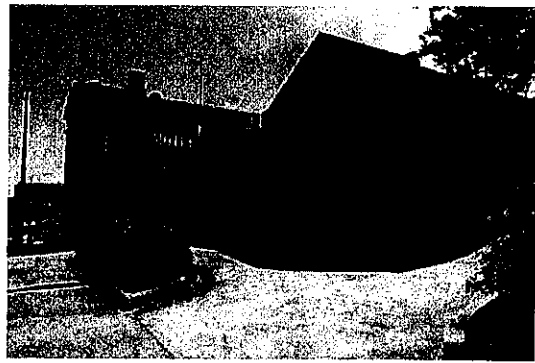


Photo 3.02: Brick motel, Humffray Street South, which flanks the Church site to the north.



Photo 3.03: View of Humffray Street South looking north, from outside the front boundary of St. Paul's Church.



Photo 3.04: Exterior, west elevation, St. Paul's Church, looking from Humffray Street South.



Photo 3.05: Exterior, west elevation, St. Paul's Church, looking from Humffray Street South.

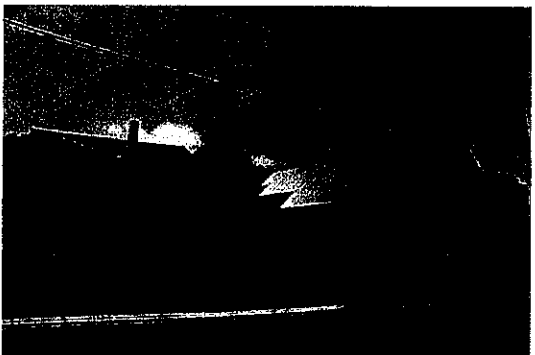


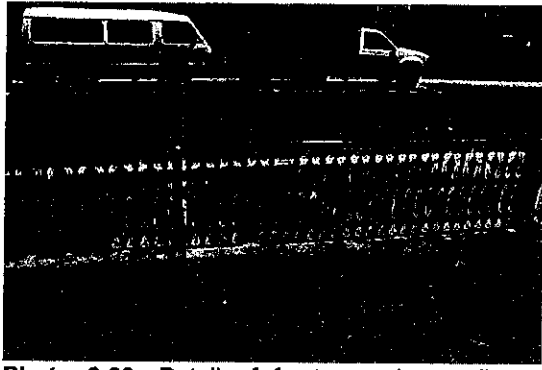
Photo 3.06: Former A.N.A. Hall, Humffray Street South, which flanks the church site on the south side.



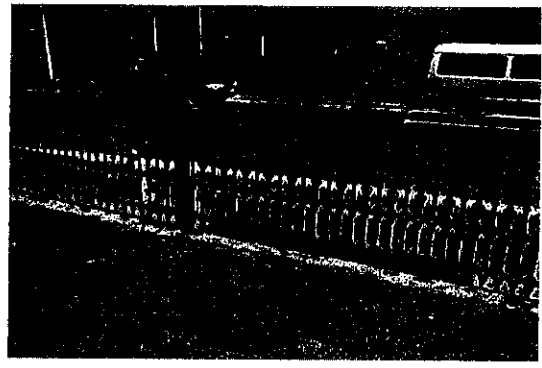
Photo 3.07: Exterior, St. Paul's Church, front grassed area and cast iron palisade fence.



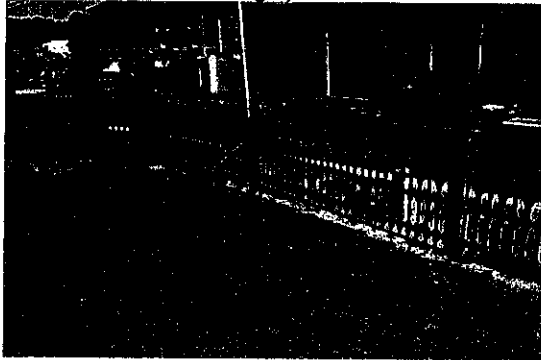
Photo 3.08: Exterior, St. Paul's Church, detail of front cast iron gates and palisade fence.



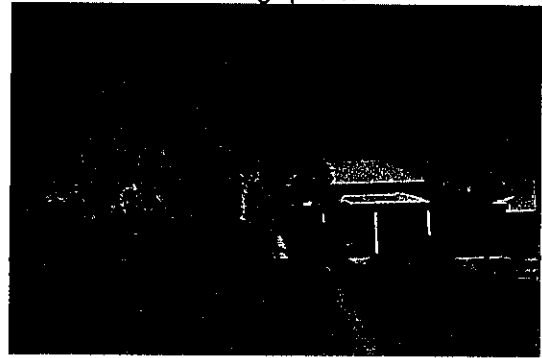
**Photo 3.09:** Detail of front cast iron palisade fence. Note the missing spears.



**Photo 3.10:** Detail of front cast iron palisade fence. Note the missing spears.



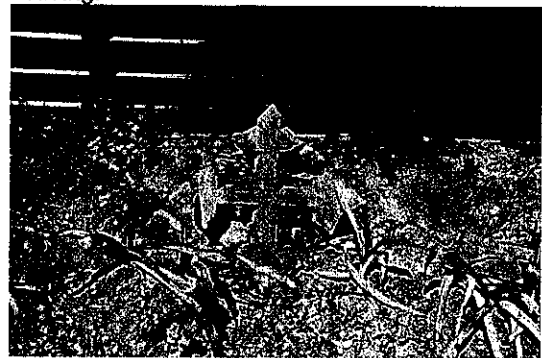
**Photo 3.11:** Front cast iron palisade fence.



**Photo 3.12:** Cottage at the rear of the Church building.



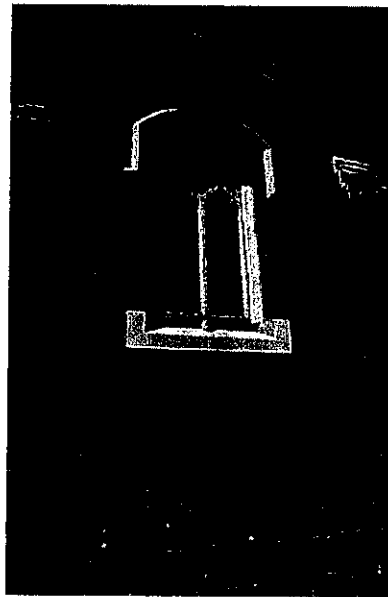
**Photo 3.13:** View of rear carpark.



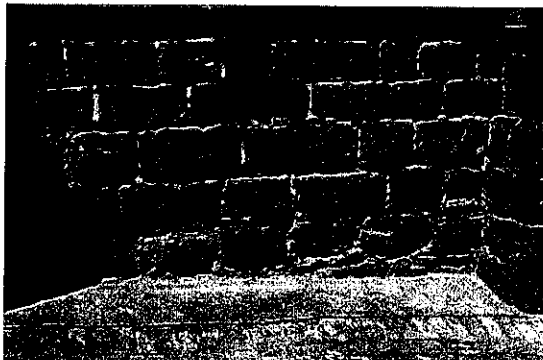
**Photo 3.14:** Detail of loose cross in the garden to the east of the cottage.



**Photo 3.15:** Exterior, north and west elevations (north-west corner).



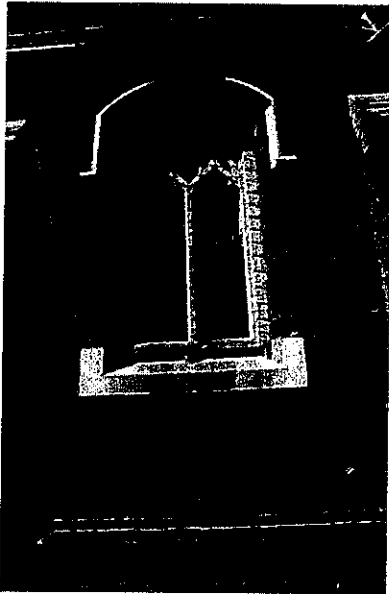
**Photo 3.16:** Exterior, north elevation. Detail of window 1. Note the introduced timber framing and altered original window tracery.



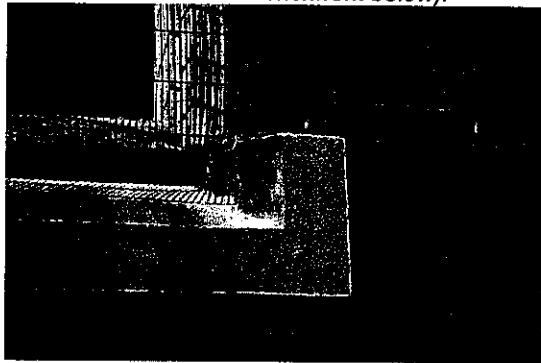
**Photo 3.17:** Exterior, north elevation. Detail of bluestone plinth showing evidence of rising damp in the powdery and spalling nature of the pointing.



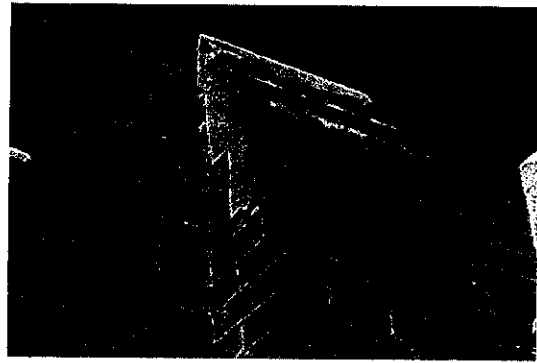
**Photo 3.18:** Exterior, north elevation. Buttress detail showing breakdown in pointing.



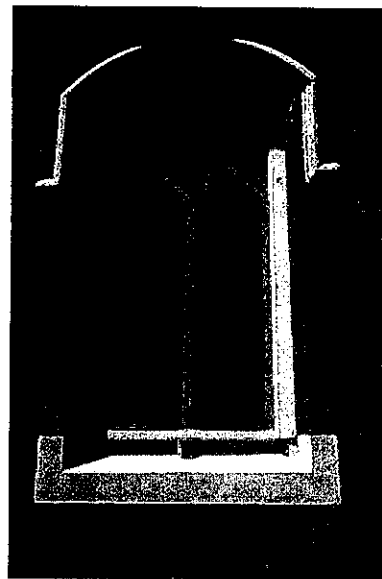
**Photo 3.19:** Exterior, north elevation. Detail of window 3. Note the introduced timber framing and metal grille over the window (causing rust stains on the window sills and brickwork below).



**Photo 3.21:** Exterior, north elevation. Detail of window 3. Note the rust stains on the window sill and the patch repair to the side of the sill.

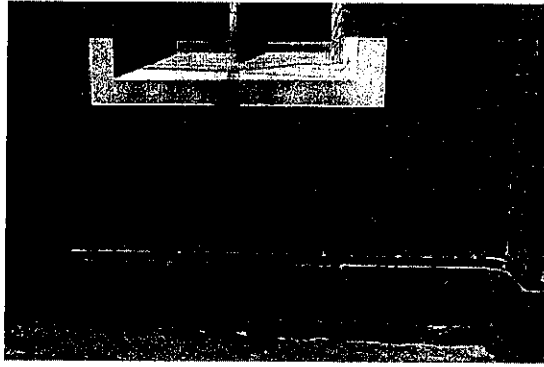


**Photo 3.20:** Exterior, north elevation. Cement rendered buttress capping detail.

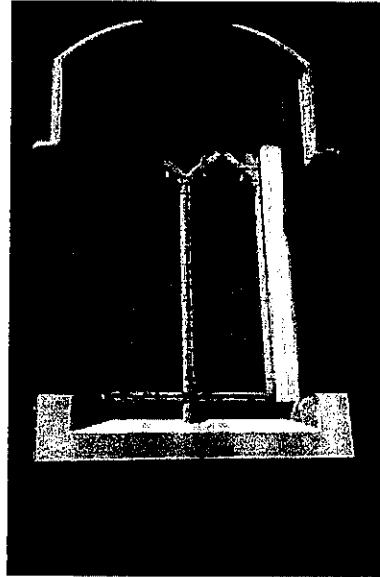


**Photo 3.22:** Exterior, north elevation. Detail of window 4. Note the introduced timber framing and Perspex sheeting over the window.

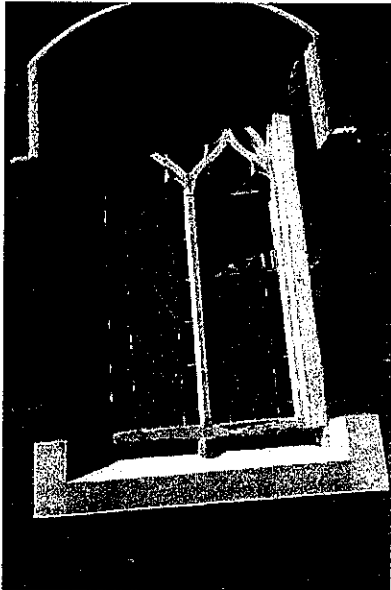




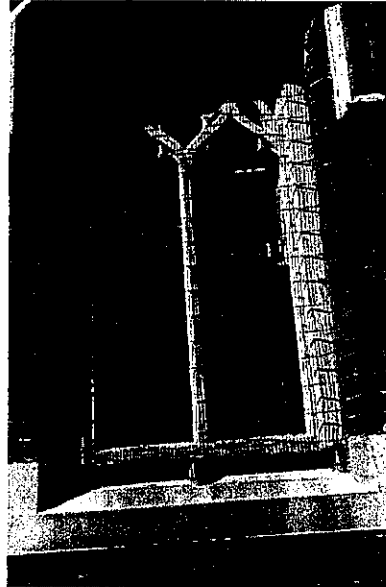
**Photo 3.23:** Exterior, north elevation. Detail of fretting brickwork and pointing possibly caused by rising damp.



**Photo 3.24:** Exterior, north elevation. Detail of window 1. Note the introduced timber framing and metal grille over the window.



**Photo 3.25:** Exterior, north elevation. Detail of window 2. Note the introduced timber framing.



**Photo 3.26:** Exterior, north elevation. Detail of window 3. Note the introduced timber framing and metal security grille which has rusted and stained the window sill.

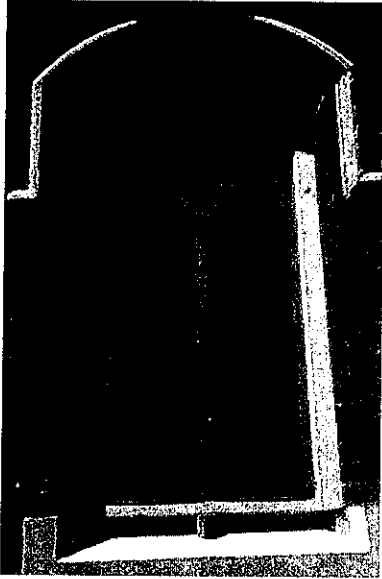


Photo 3.27: Exterior, north elevation. Detail of window 4. Note the introduced timber framing and the Perspex sheeting over the window.

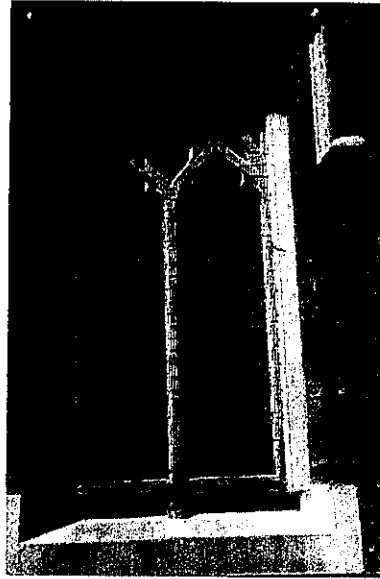


Photo 3.28: Exterior, north elevation. Detail of window 5.

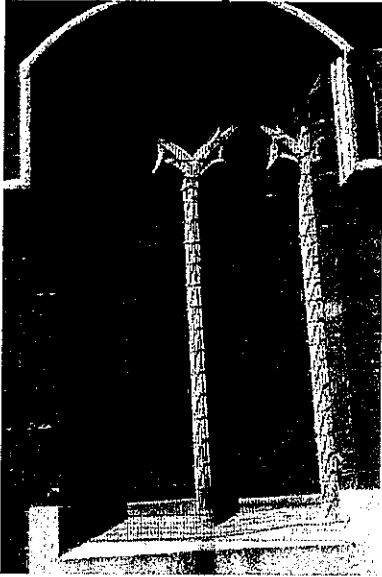


Photo 3.29: Exterior, north elevation. Detail of window 6. Note the original curved Geometric tracery.

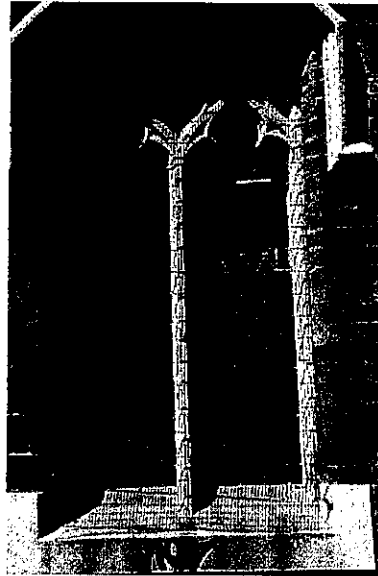


Photo 3.30: Exterior, north elevation. Detail of window 7. This window appears to be largely intact

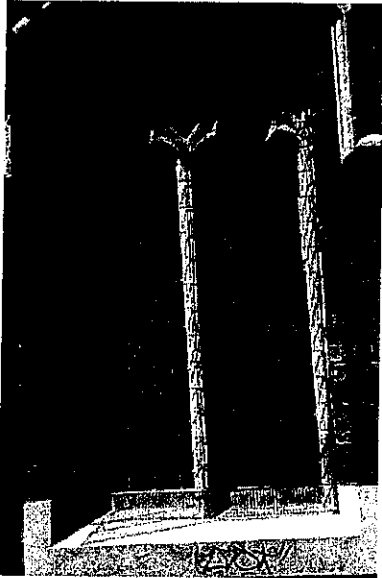


Photo 3.31: Exterior, north elevation. Detail of window 8. This window also appears to be largely intact.

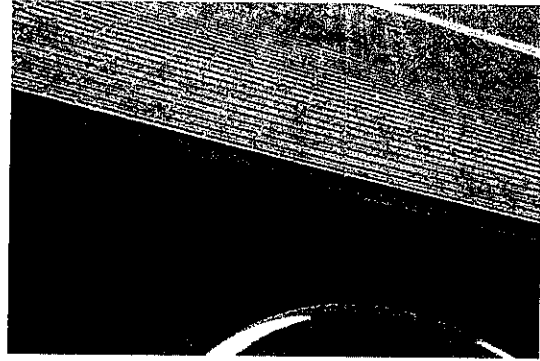


Photo 3.32: Exterior, north elevation. Note the pointing repairs to the voussoirs and other brickwork above the window opening. Also note the rust stains in the galvanised steel gutter.

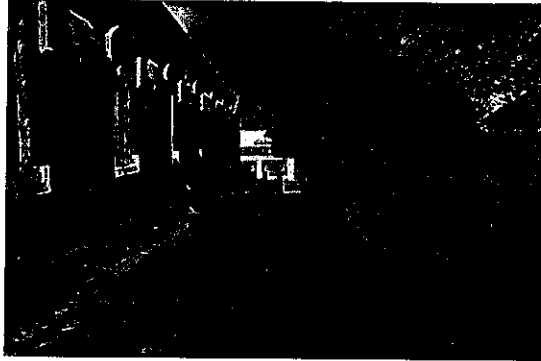


Photo 3.33: Exterior, north elevation looking west.

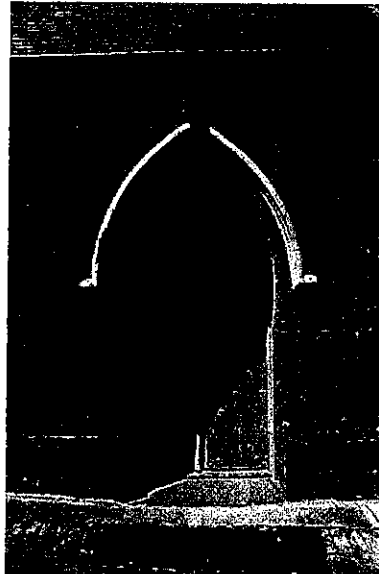


Photo 3.34: Exterior, north elevation. Detail of porch door opening and doors. Note the delamination of the rendered label mould.

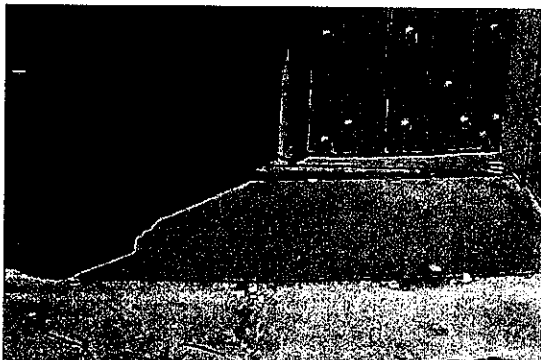
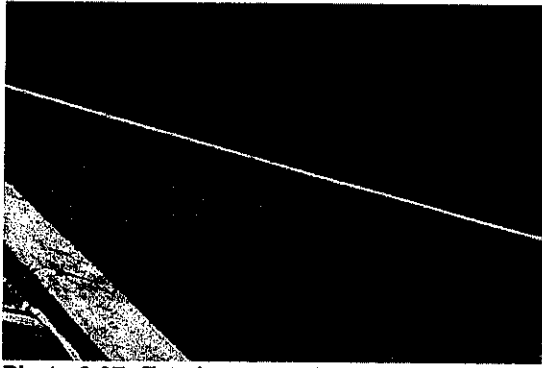


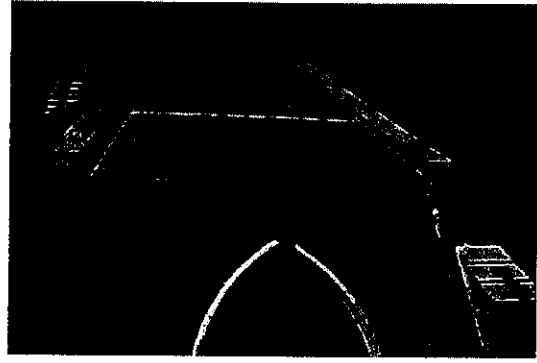
Photo 3.35: Exterior, north elevation. Detail of base of porch door. Note the rotted and loose timber threshold.



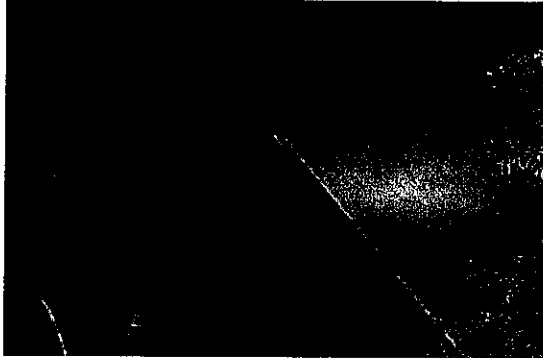
Photo 3.36: Exterior, north elevation. Detail of rusting galvanised steel gutters.



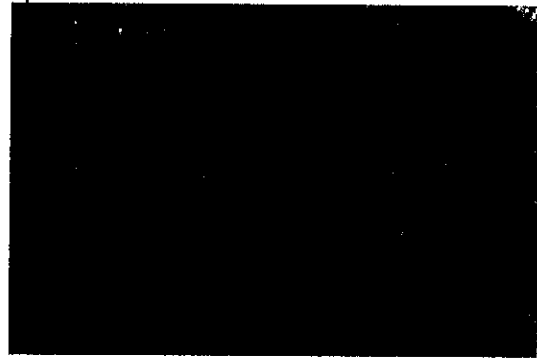
**Photo 3.37:** Exterior, north elevation. Roof detail. The slate tiles appear to be in good condition, but the ridge capping appears to be Colorbond, causing the rapid rusting of the galvanised steel gutters.



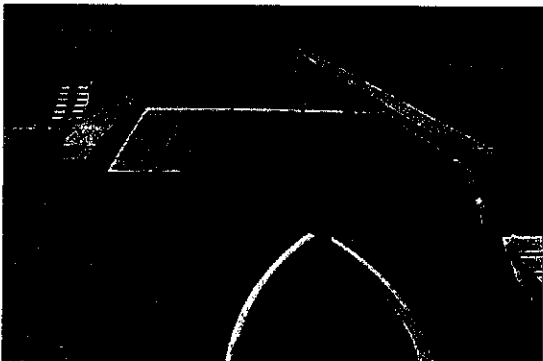
**Photo 3.38:** Exterior, north elevation. Detail of nave coping (west end) and porch coping. Note the introduced metal cappings over the copings that have the potential to cause moisture build up.



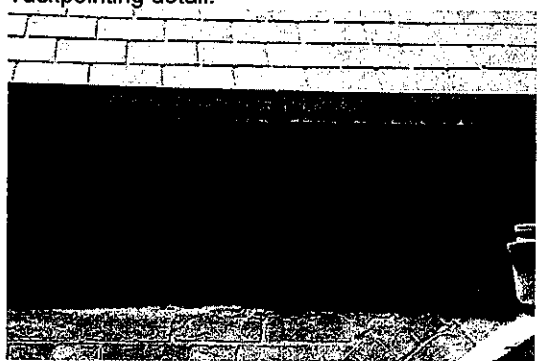
**Photo 3.39:** Exterior, north elevation. Roof detail.



**Photo 3.40:** Exterior, north elevation. Tuckpointing detail.



**Photo 3.41:** Exterior, north elevation. Roof detail of nave and porch, showing tower.



**Photo 3.42:** Exterior, north elevation. Detail of rusting galvanised steel gutter.



**Photo 3.43:** Exterior, east elevation (north end) showing porch gable end.



**Photo 3.44:** Exterior, east elevation.



Photo 3.44a: Exterior, east elevation. Detail of window 9.

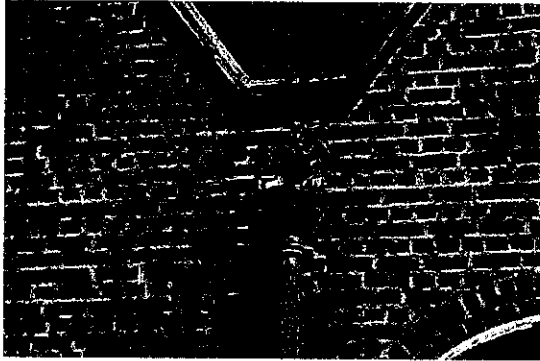


Photo 3.45: Exterior, east elevation. Detail of rainwater outlet and rainhead at the junction between the chancel and porch gables.

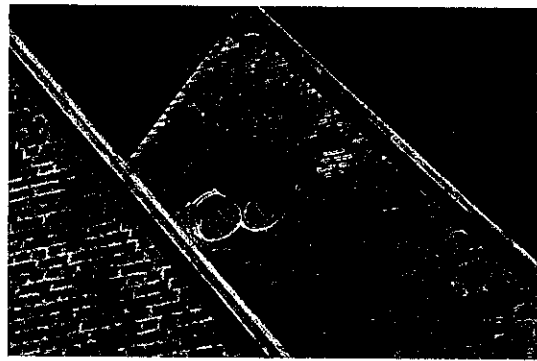


Photo 3.46: Exterior, east elevation. Detail of round window with sandstone trefoil tracery in the nave gable end.

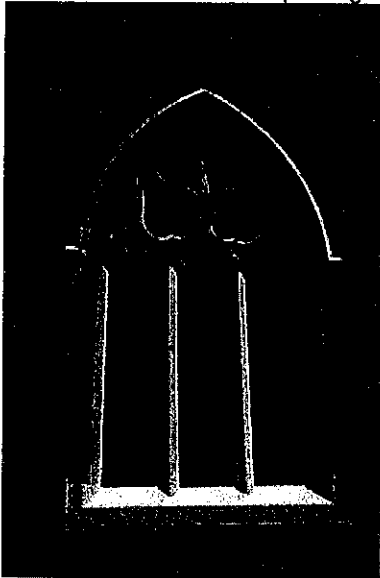


Photo 3.47: Exterior, east elevation. Detail of the recently-restored chancel window.



Photo 3.48: Exterior north elevation. Detail of junction between tower and church building.



Photo 3.49: Exterior, north elevation. Tower detail.

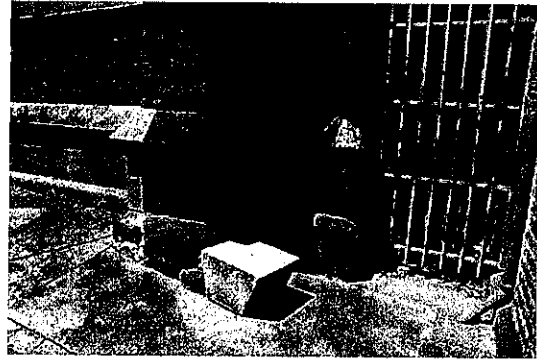


Photo 3.50: Exterior, north elevation. Detail of tower plinth. Note the change in plinth construction as a result of the dismantling of the original (1862) church and the construction of the existing (1864) church.

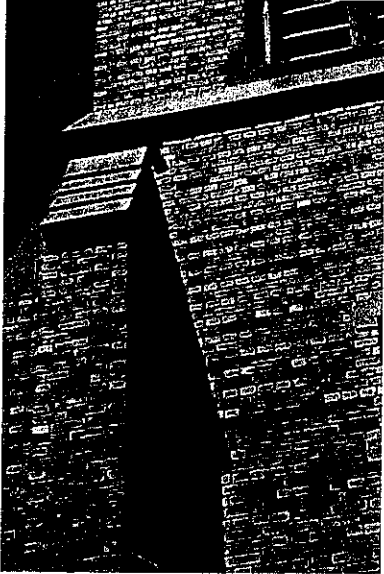
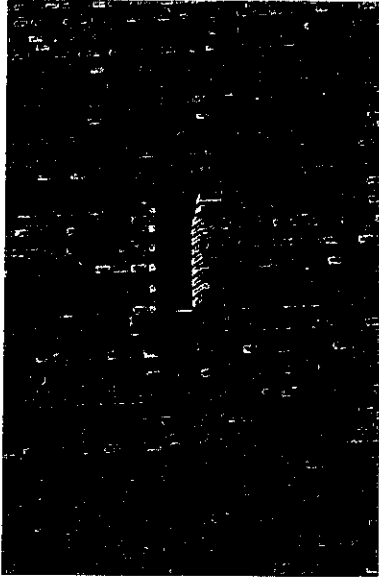


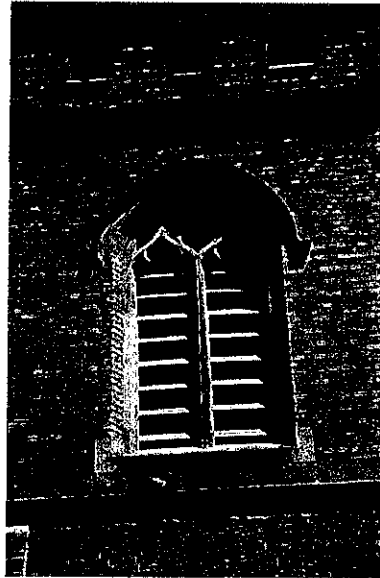
Photo 3.51: Exterior, north elevation. Tower detail – note the rainwater outlet near the top of the buttress capping that is not connected to a downpipe.



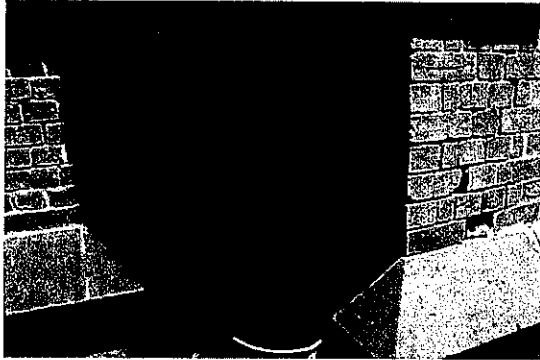
Photo 3.52: Exterior, north elevation. Detail of tower ventilation opening.



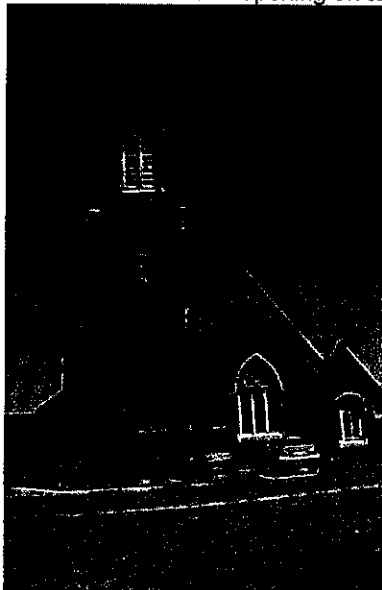
**Photo 3.53:** Exterior, north elevation. Detail of opening on tower.



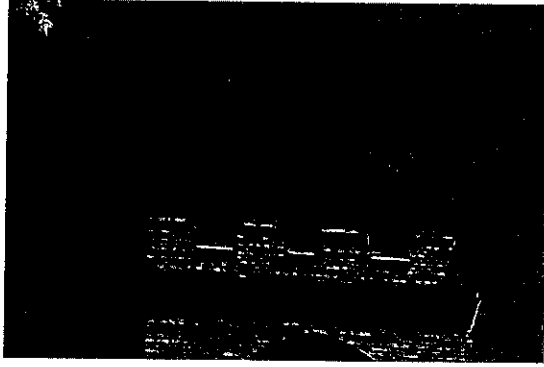
**Photo 3.54:** Exterior, north elevation, detail of decorative ventilation opening on tower.



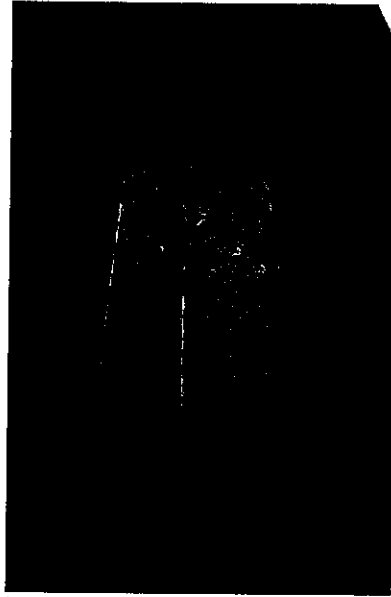
**Photo 3.55:** Exterior, east elevation. Detail of deteriorated pointing and brickwork above plinth on tower.



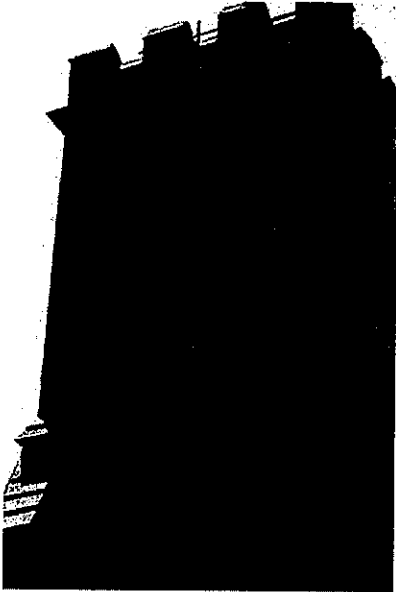
**Photo 3.56:** Exterior, east elevation.



**Photo 3.57:** Exterior, detail of castellated tower parapet.



**Photo 3.58:** Exterior, south elevation. Detail of window opening on tower.



**Photo 3.59:** Exterior, south elevation, detail of decorative ventilation opening on tower.



**Photo 3.60:** Exterior south elevation. Detail of rendered capping on tower buttress.



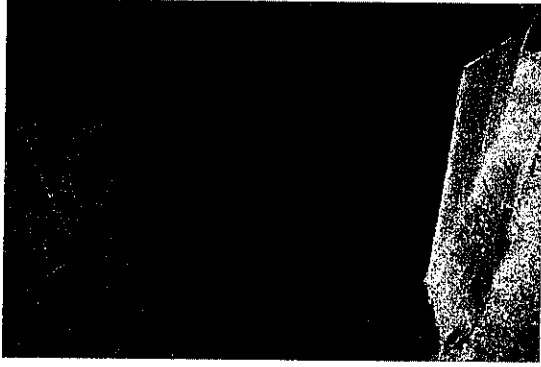


Photo 3.61: Exterior, south elevation. Detail of foundation stone on tower plinth.

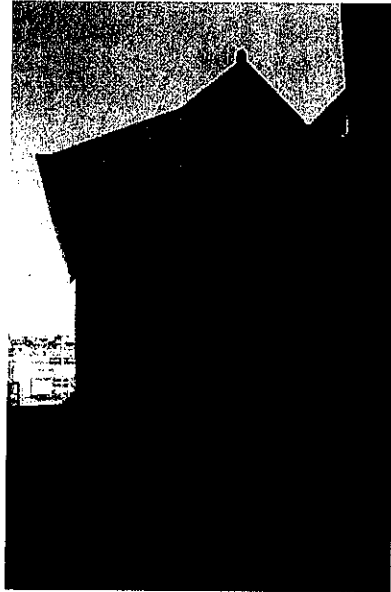


Photo 3.62: Exterior, east elevation. Detail of vestry addition.

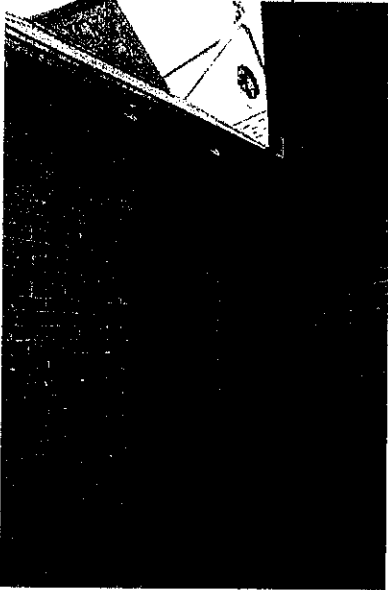


Photo 3.63: Exterior, east elevation. Detail of vestry showing door opening.



Photo 3.64: Exterior east elevation. Gable end detail of vestry roof.

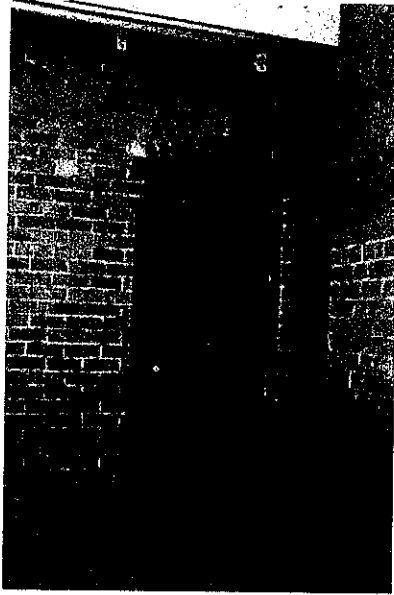


Photo 3.65: Exterior, east elevation. Door detail, vestry.

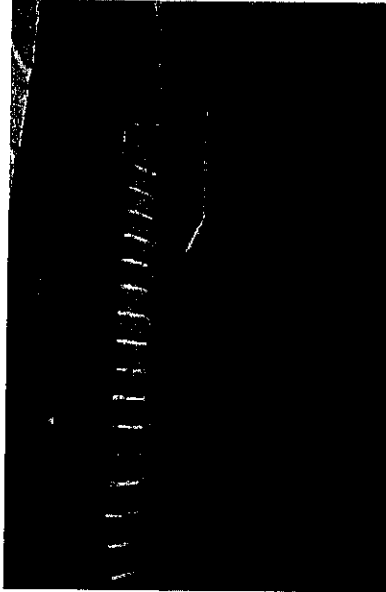


Photo 3.66: Exterior, south elevation. Detail of connection between vestry and tower.

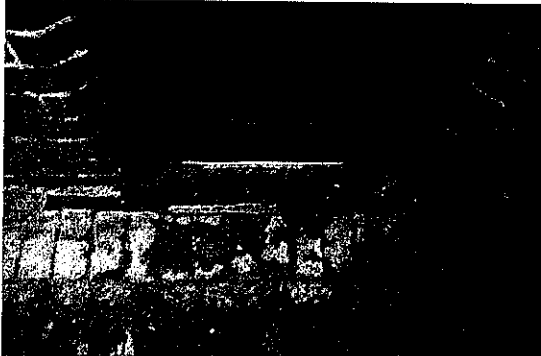


Photo 3.67: Exterior, east elevation. Detail of the base of the door, showing the raised ground level.



Photo 3.68: Exterior south elevation. Vestry addition.



Photo 3.69: Exterior, west elevation. Vestry with parapeted office addition (former blower room).

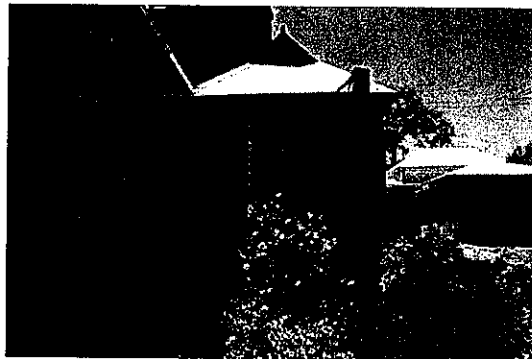


Photo 3.70: Exterior, west elevation showing parapeted office addition and window.



Photo 3.71: Exterior, west elevation. Office wall showing evidence of deterioration in the brickwork.

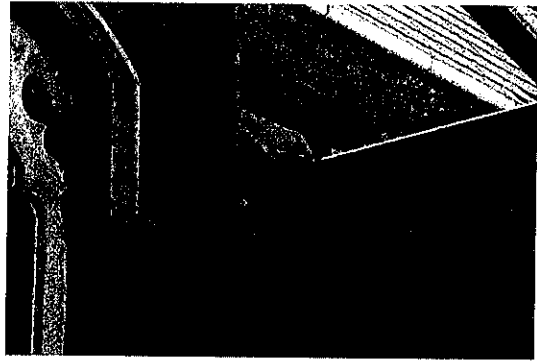


Photo 3.72: Exterior, west elevation. Detail of the junction of the office roof that awkwardly punctuates the original buttress capping of the nave.

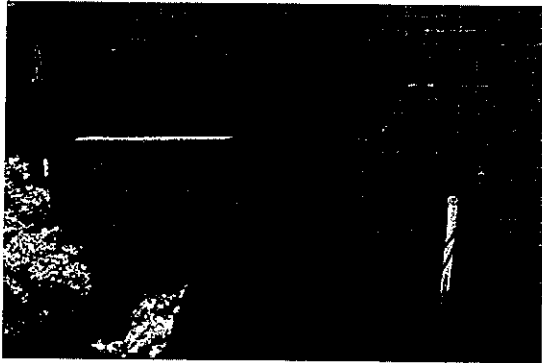


Photo 3.73: Exterior, south elevation. Detail of brick organ box. Note the bricking at the side.

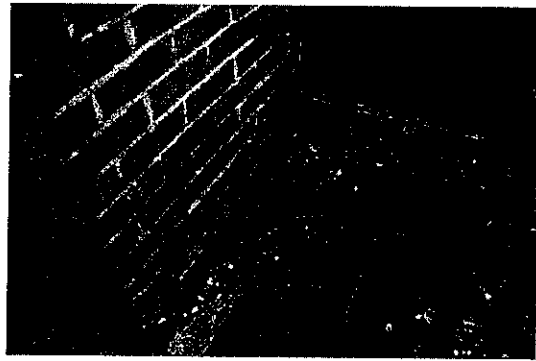


Photo 3.74: Exterior, south elevation showing evidence of damp build up.

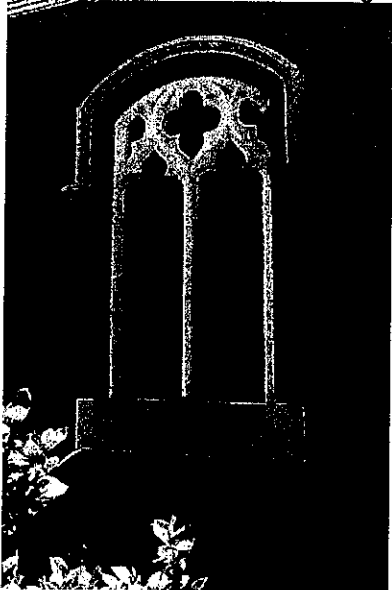


Photo 3.75: Exterior south elevation. Detail of window 13.

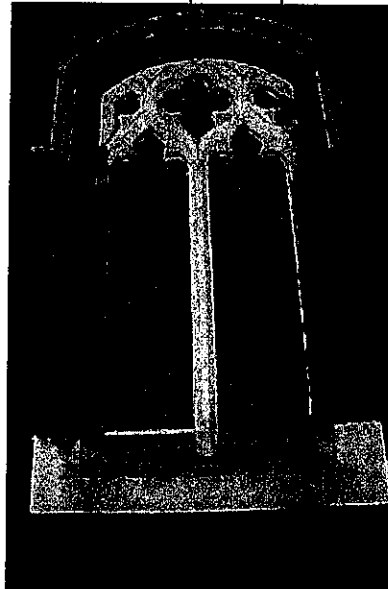


Photo 3.76: Exterior, south elevation. Detail of window 14.

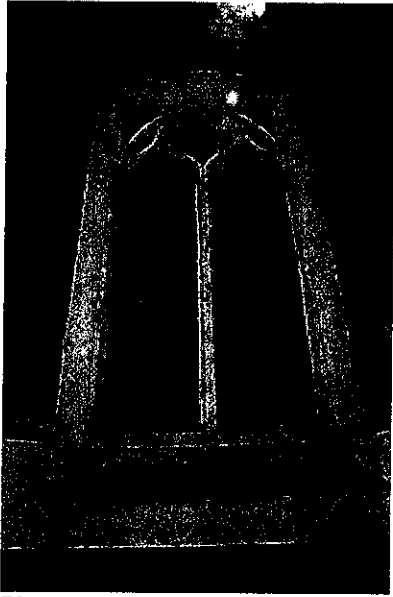


Photo 3.77: Exterior, south elevation. Detail of window 15.

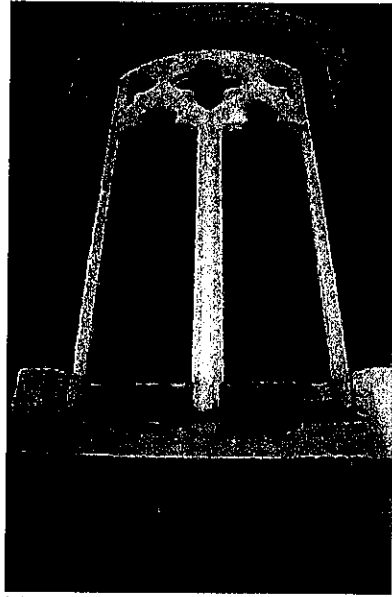


Photo 3.78: Exterior, south elevation. Detail of window 16.

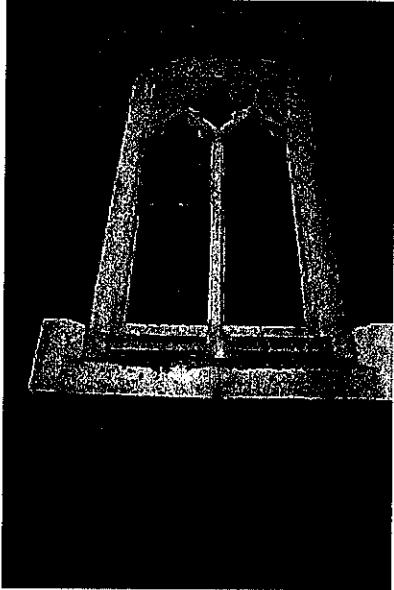


Photo 3.79: Exterior, south elevation. Detail of window 17.

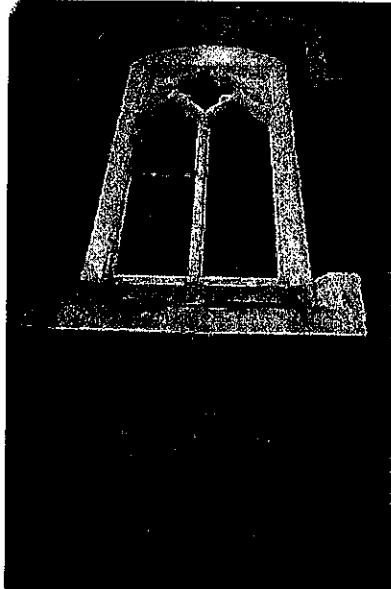
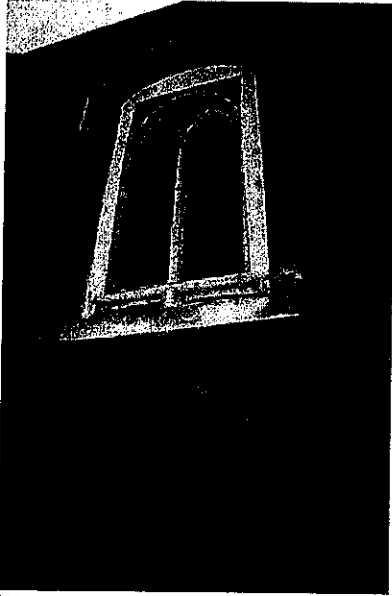


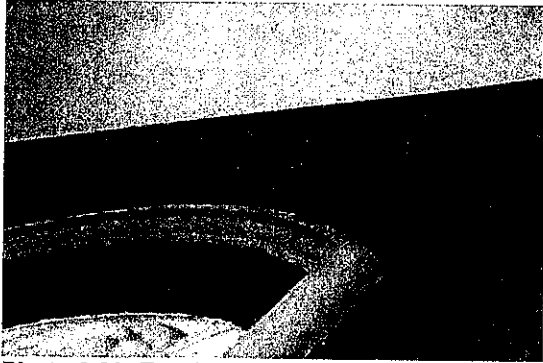
Photo 3.80: Exterior, south elevation. Detail of window 18.



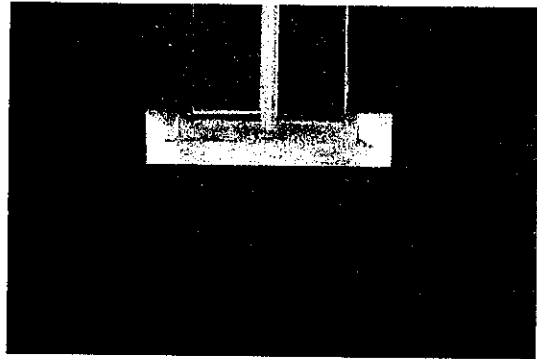
**Photo 3.81:** Exterior, south elevation. Detail of window 19.



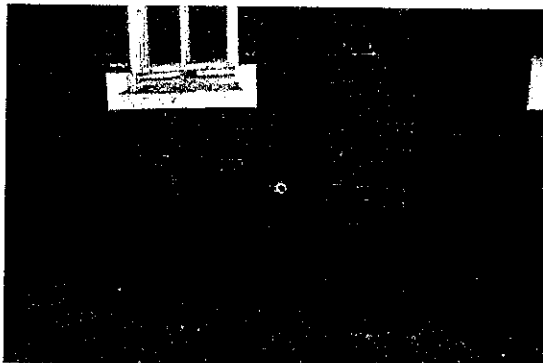
**Photo 3.82:** Exterior, south elevation. Detail of open bluestone spoon drain.



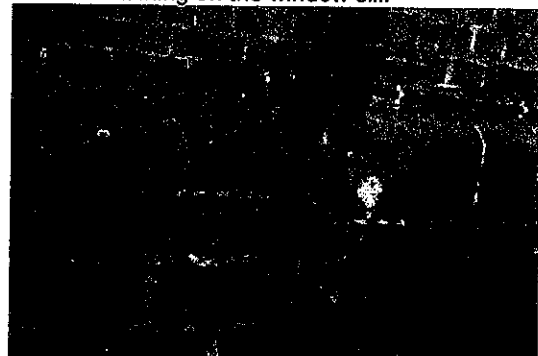
**Photo 3.83:** Exterior, south elevation. Gutter detail showing signs of rusting.



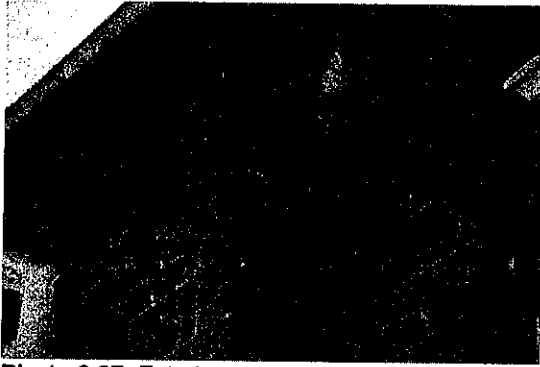
**Photo 3.84:** Exterior, south elevation. Detail showing evidence of deterioration in pointing immediately under sill. Also note the staining on the window sill.



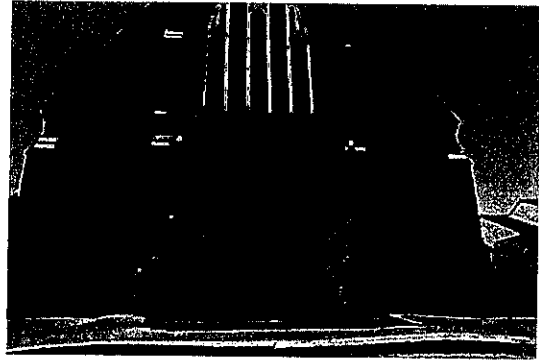
**Photo 3.85:** Exterior, south elevation. Detail of brickwork and bluestone plinth.



**Photo 3.86:** Exterior, south elevation. Bluestone plinth detail showing narrow opening allowing for vermin ingress.



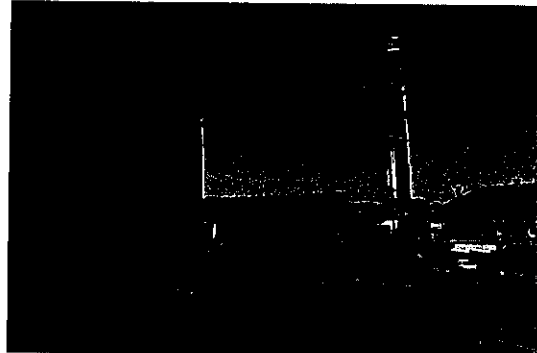
**Photo 3.87:** Exterior, south elevation. Buttress capping detail showing build up of organic growth.



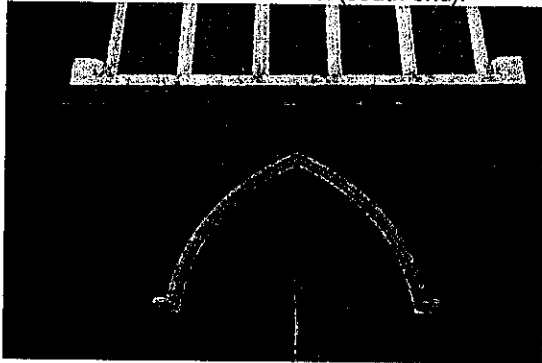
**Photo 3.88:** Exterior, west elevation.



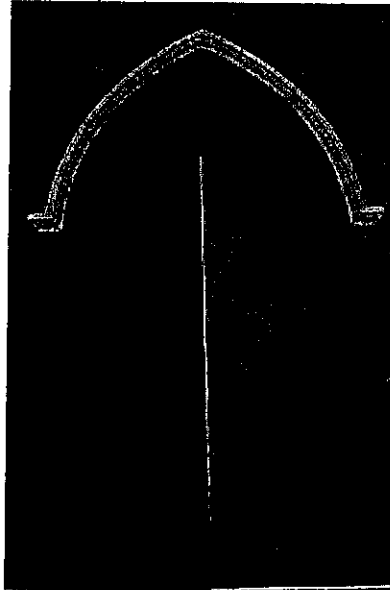
**Photo 3.89:** Exterior, west elevation. Detail of delaminated sandstone corbel (south end).



**Photo 3.90:** Exterior, west end. Detail of cast iron lamp stands.



**Photo 3.91:** Exterior, west elevation. Door head and label mould detail. Also note the vertical wall crack between the door opening and the window above, which has spread through the cement rendered stringcourse.



**Photo 3.92:** Exterior, west elevation. Door detail.

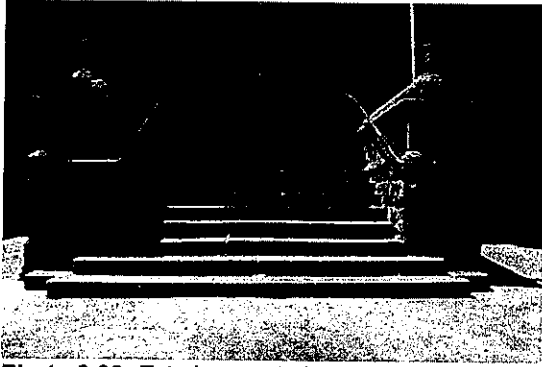


Photo 3.93: Exterior, west elevation. Steps detail.

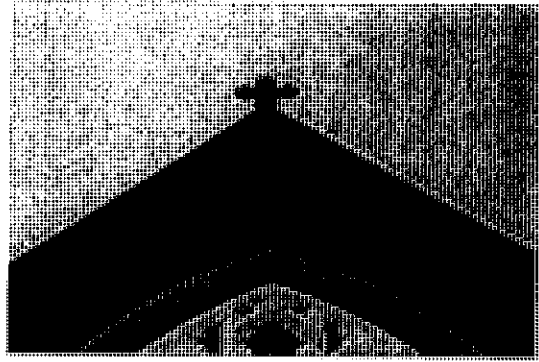


Photo 3.94: Exterior, west elevation. Cross detail on apex of gable.

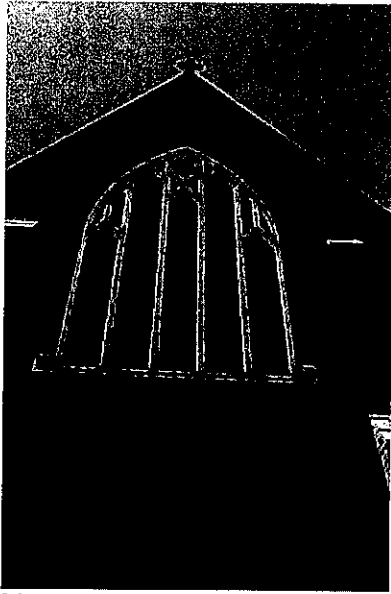


Photo 3.95: Exterior, west elevation. Window detail. Note the decorative brickwork in the window head, together with the decorative tracery in the window. Also note the later window tracery (compare with Figures 2.11-12).

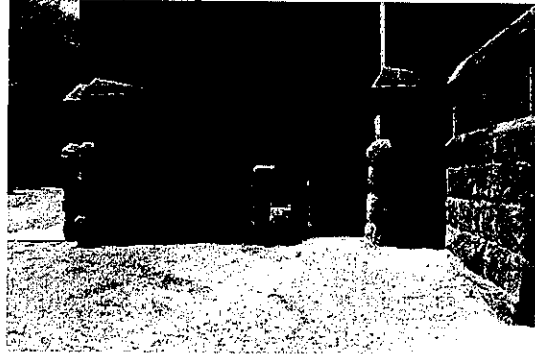


Photo 3.96: Exterior, west end (north elevation). Note the introduced gas and other service conduits that punctuate the plinth.



Photo 3.97: Interior, Space 1. View looking towards doorway.

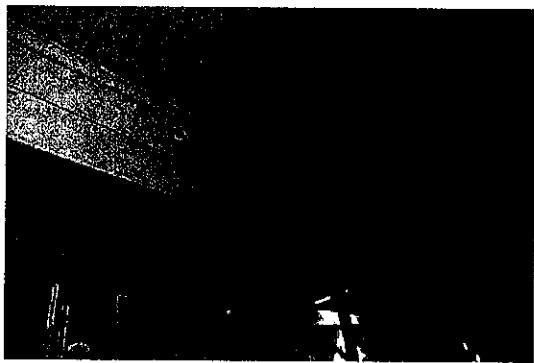
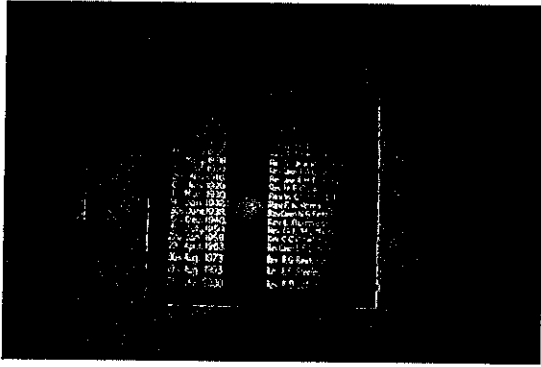


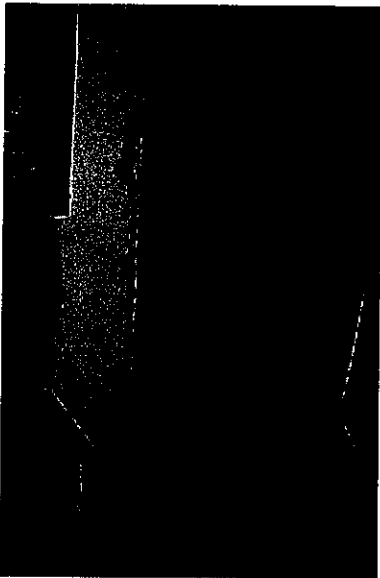
Photo 3.98: Interior, Space 1. Ceiling detail showing boxed beam.



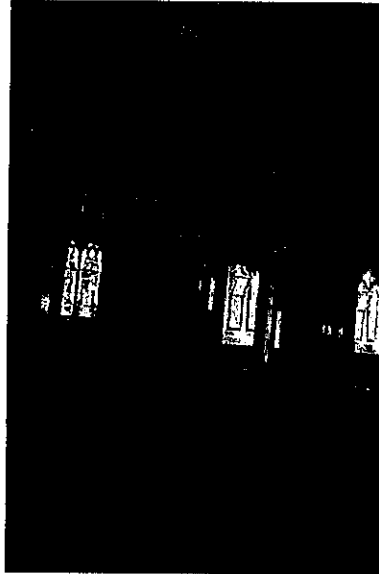
**Photo 3.99:** Interior, Space 1. Detail of Past Vicars board on west wall flanking doorway.



**Photo 3.100:** Interior, Space 1. Door and timber surround detail.

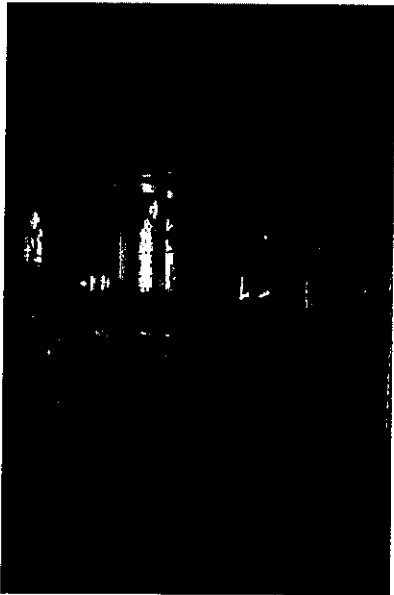


**Photo 3.101:** Interior, Space 1. Note some minor delamination of hard plaster on wall.

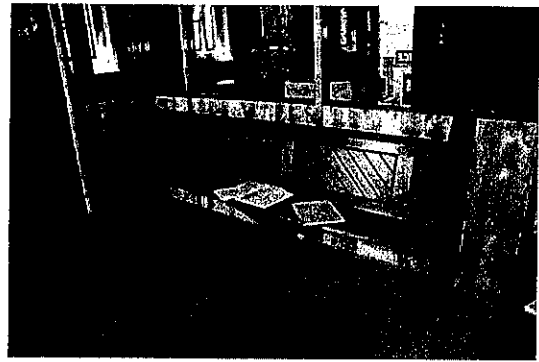


**Photo 3.102:** Interior, Space 1. View looking north. Note the introduced internal wall and door opening.

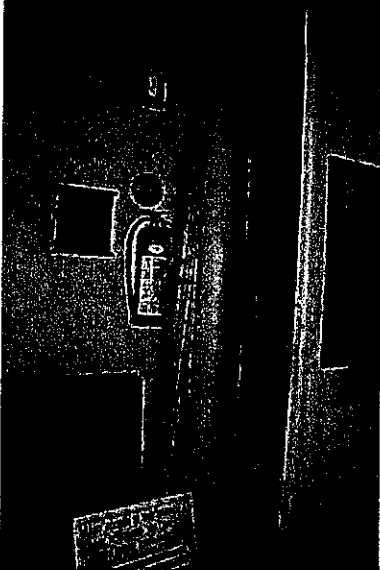




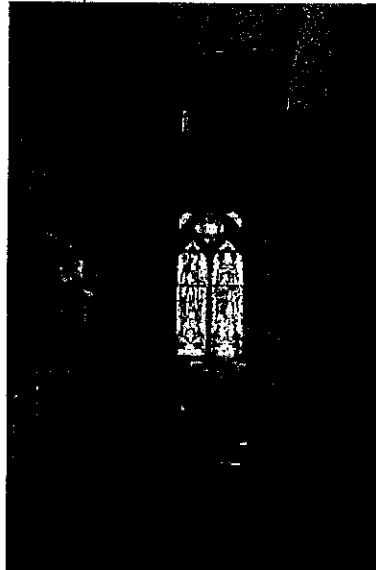
**Photo 3.103:** Interior, Space 1. View looking south-east showing introduced wall partition.



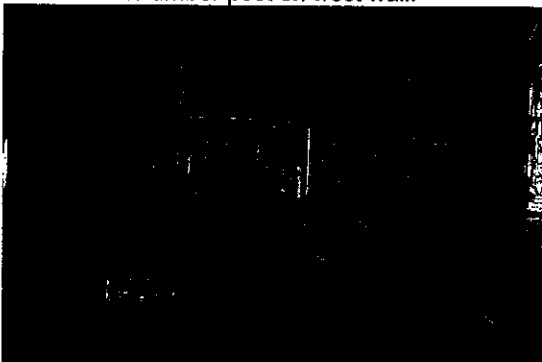
**Photo 3.104:** Interior, Space 1. Detail of early timber pew.



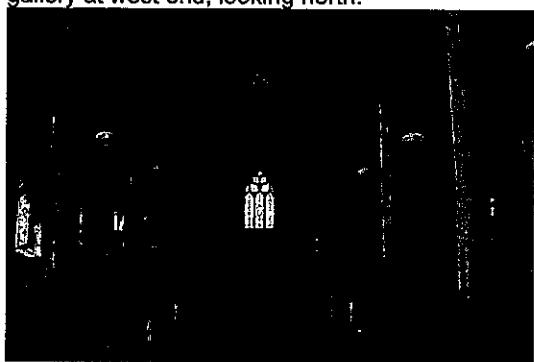
**Photo 3.105:** Interior, Space 2. Detail of stair entrance and timber post on west wall.



**Photo 3.106:** Interior, Space 2. View under gallery at west end, looking north.



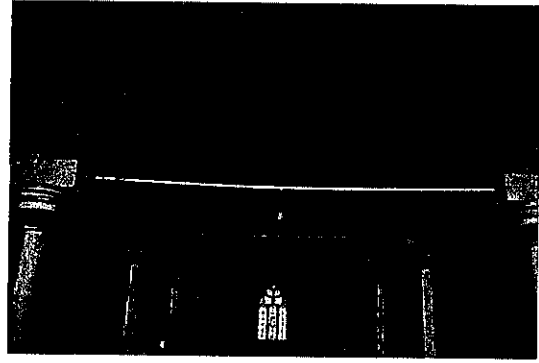
**Photo 3.107:** Interior, Space 2. Detail of vertical boarded stair wall, west end.



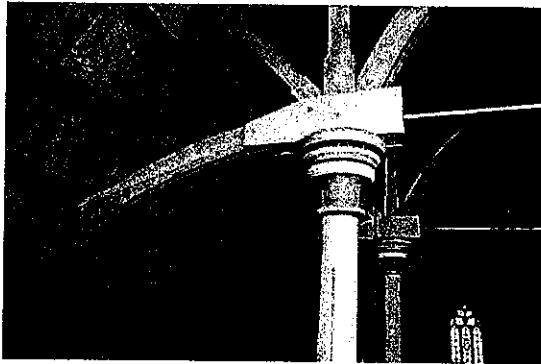
**Photo 3.108:** Interior, Space 2. View looking east towards chancel. Note the original timber columns.



**Photo 3.109:** Interior, Space 2. View looking east towards chancel showing original timber columns and hammer beam roof trusses.



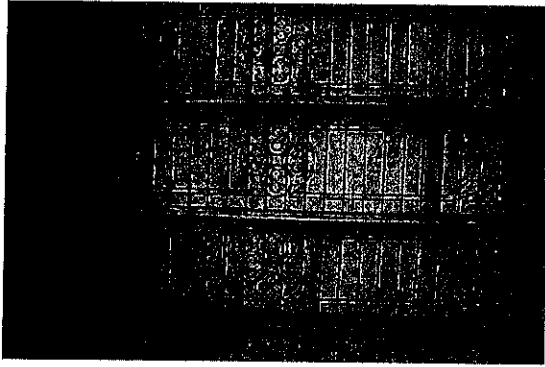
**Photo 3.110:** Interior, Space 2. Detail of original timber roof structure and column capitals. Note the iron ties introduced in an attempt to prevent further structural creep of the north and south nave walls.



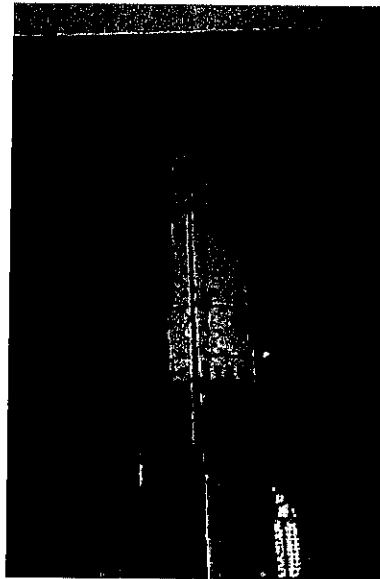
**Photo 3.111:** Interior, Space 2. Column detail. Note the early colour scheme on the capital.



**Photo 3.112:** Interior, Space 2. View of nave ceiling.



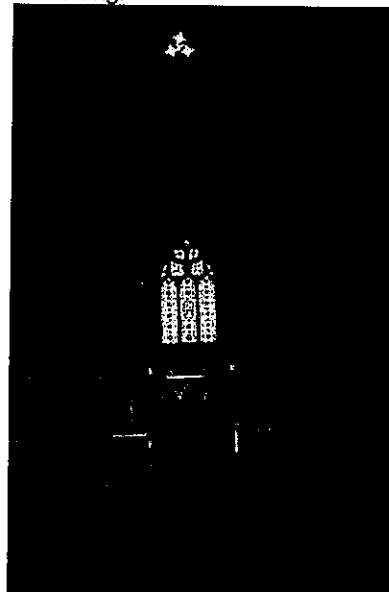
**Photo 3.113:** Interior, Space 2. Ceiling detail showing original painted stencilling.



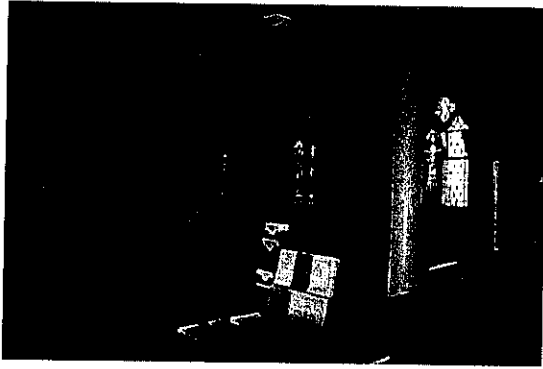
**Photo 3.114:** Interior, Space 2. Column detail in north-west corner of nave showing original stencilling.



**Photo 3.115:** Interior, Space 2. View looking east towards chancel.



**Photo 3.116:** Interior, Space 2. View looking east showing chancel arch and window behind.



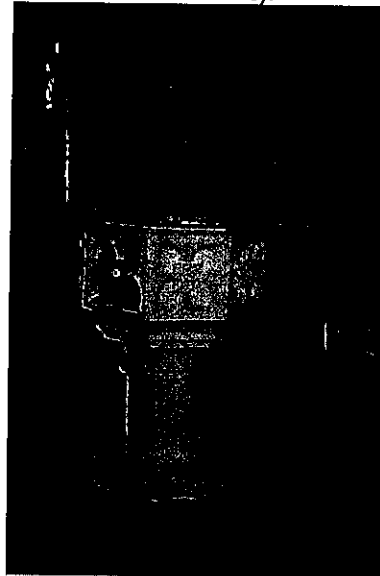
**Photo 3.117:** Interior, Space 2. View looking south-east (note the timber First World War Honour Board on the south wall).



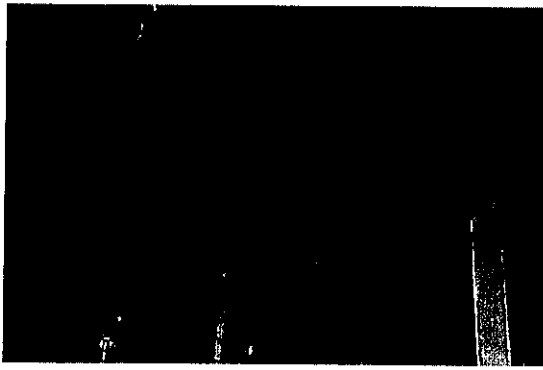
**Photo 3.118:** Interior, Space 2. Detail of organ pipes with diapered façade and original timber case, at the rear of the Our Lady Chapel (south-east corner of the nave).



**Photo 3.119:** Interior, Space 2. Pulpit detail.



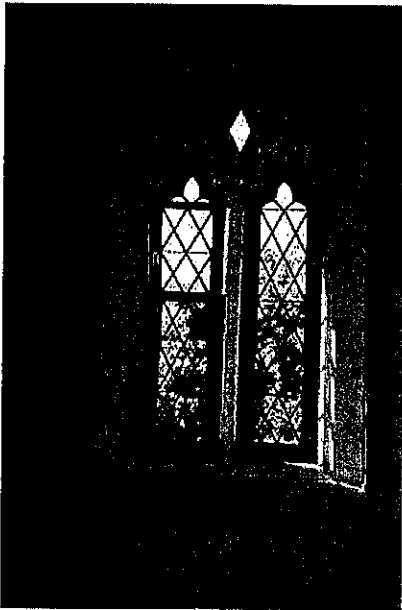
**Photo 3.120:** Interior, Space 2. Font detail (note the recent overpainting of the stone font).



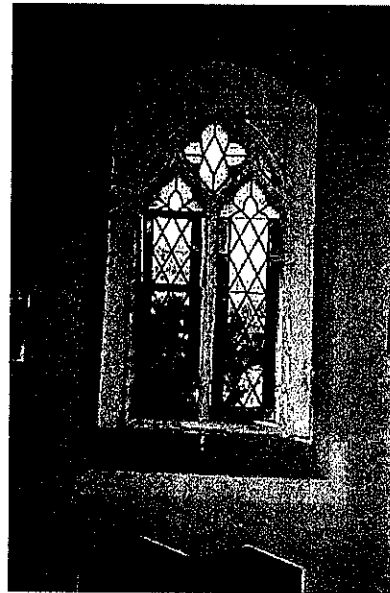
**Photo 3.121:** Interior, Space 2. Detail of the underside and solid balustrade of the gallery at the west end.



**Photo 3.122:** Interior, Space 2. Detail of window 1.



**Photo 3.123:** Interior, Space 2. Detail of window 2.



**Photo 3.124:** Interior, Space 2. Detail of window 3.

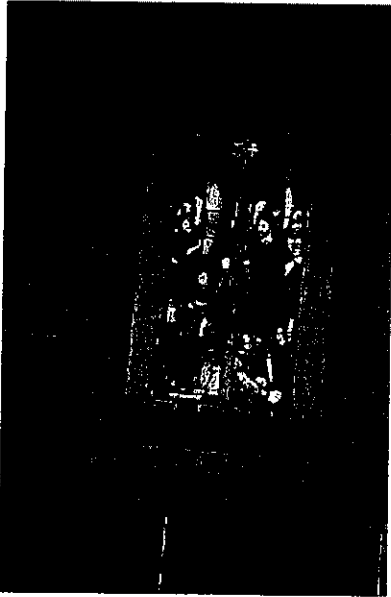


Photo 3.125: Interior, Space 2. Detail of window 4.

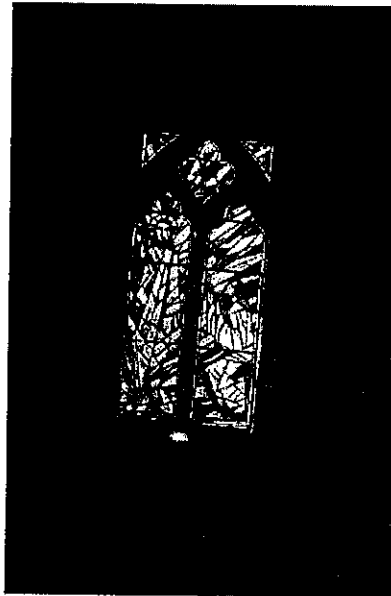


Photo 3.126: Interior, Space 2. Detail of window 5.

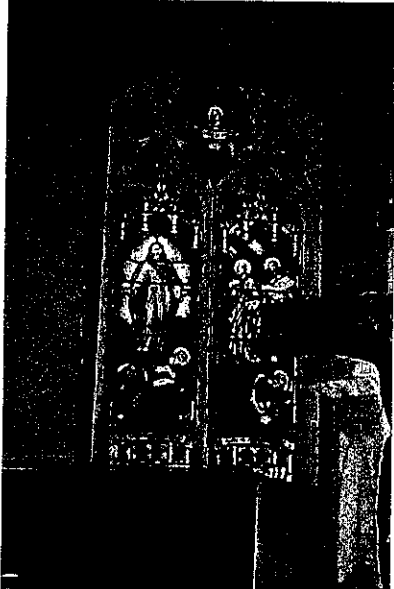


Photo 3.127: Interior, Space 2. Detail of window 6.

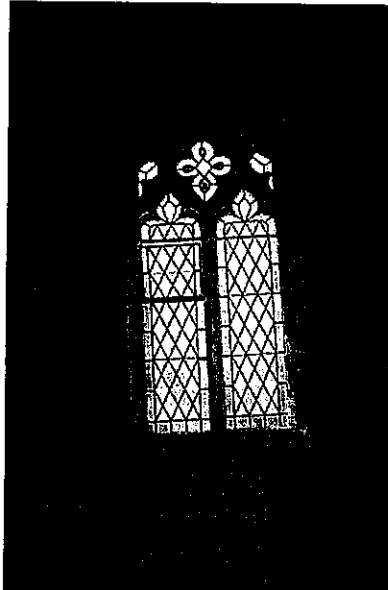


Photo 3.128: Interior, Space 2. Detail of window 7.

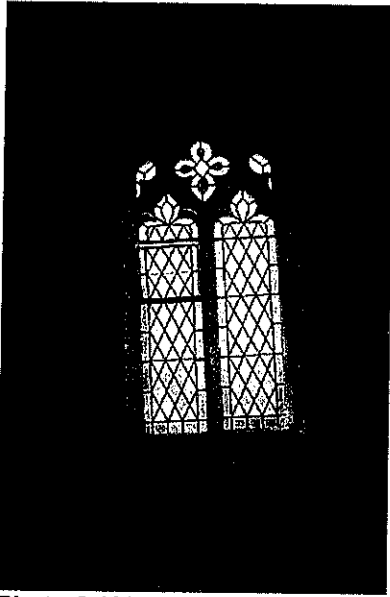


Photo 3.129: Interior, Space 2. Detail of window 7.

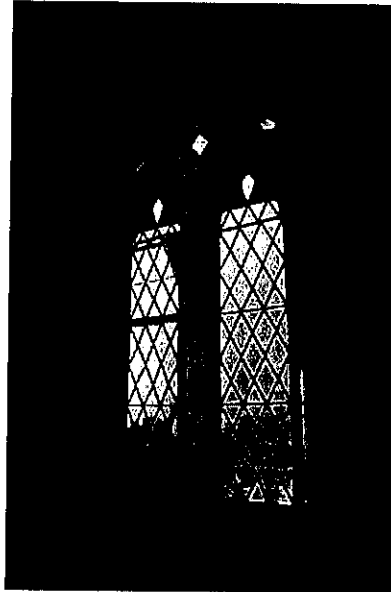


Photo 3.130: Interior, Space 2. Detail of window 8.

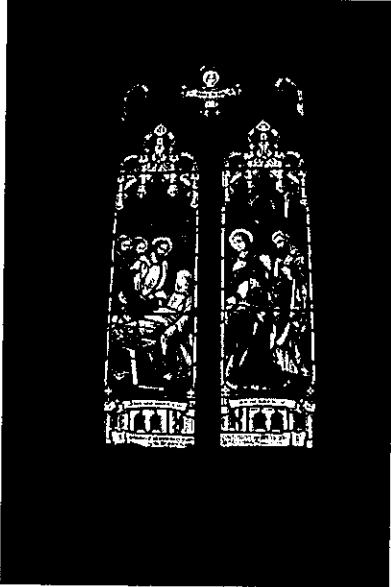


Photo 3.131: Interior, Space 2. Detail of window 13.

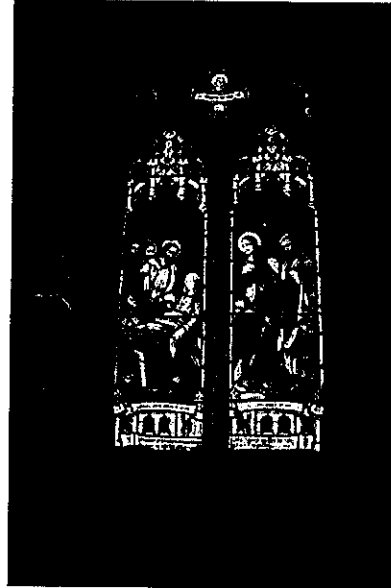


Photo 3.132: Interior, Space 2. Detail of window 14.

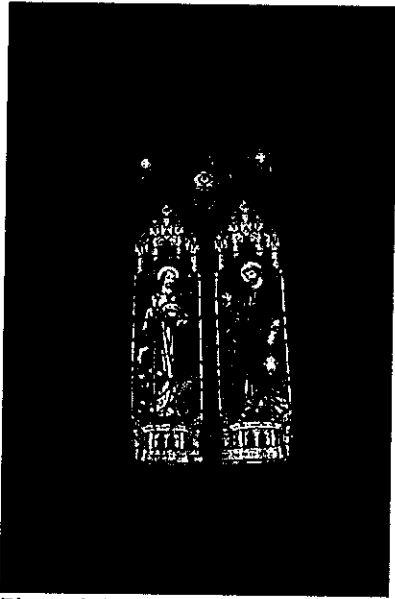


Photo 3.133: Interior, Space 2. Detail of window 15.

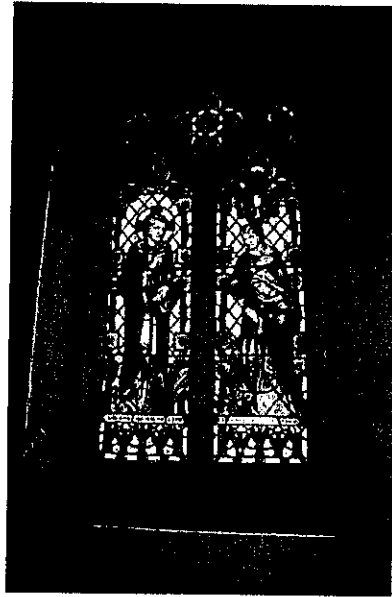


Photo 3.134: Interior, Space 2. Detail of window 16.

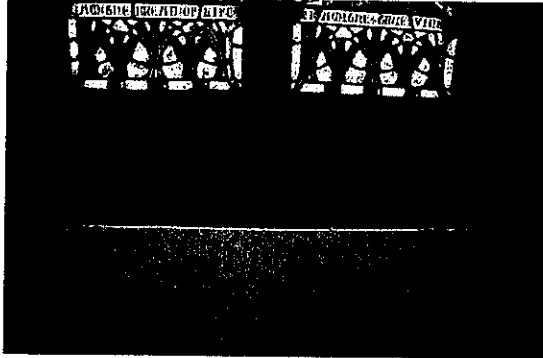


Photo 3.135: Interior, Space 2. Detail of memorial tablet on sill of window 16.



Photo 3.136: Interior, Space 2. Detail of window 17.



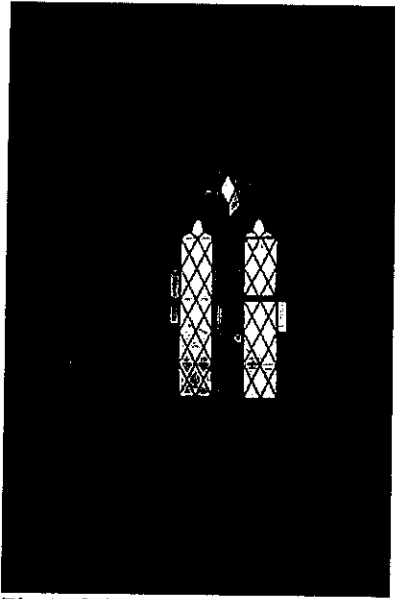


Photo 3.137: Interior, Space 2. Detail of window 18.

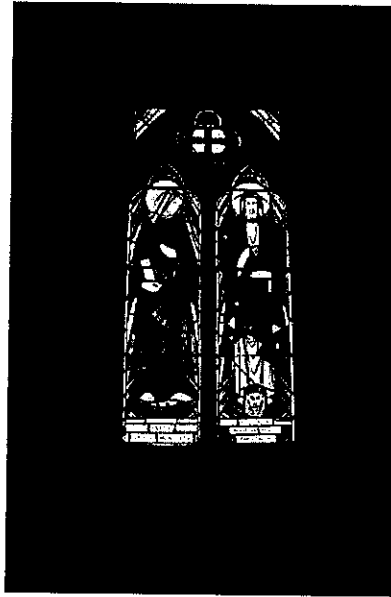


Photo 3.138: Interior, Space 2. Detail of window 19.

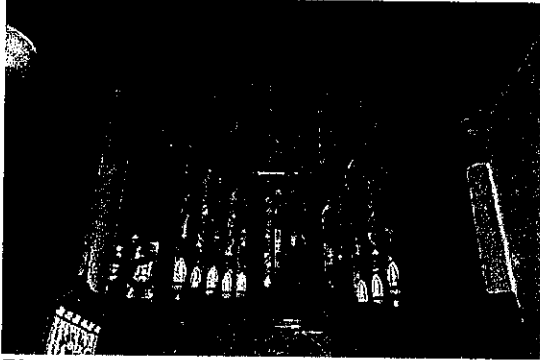


Photo 3.139: Interior, Space 2. Detail of organ pipes and timber case.

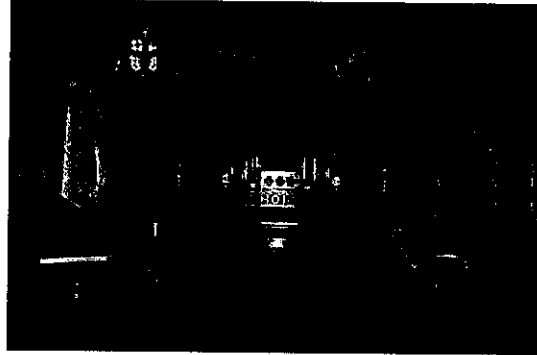


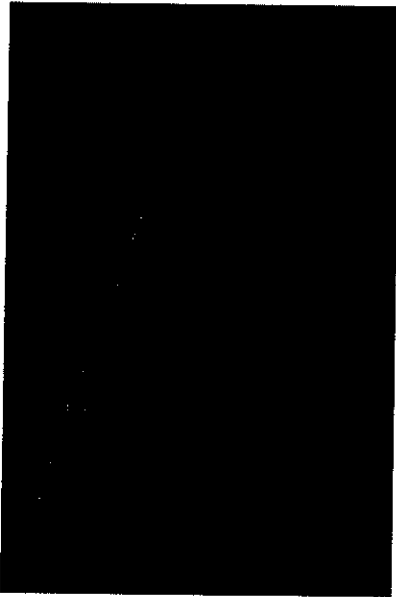
Photo 3.140: Interior, Space 2. Detail of altar table and other fittings and fixtures in the Our Lady Chapel.



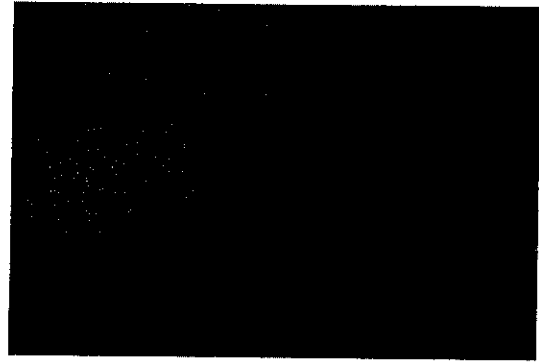
Photo 3.141: Interior, Space 2. Detail of timber First World War Honour Board cut in to timber column on the south wall.



Photo 3.142: Interior, Space 2. Stair detail (to gallery).



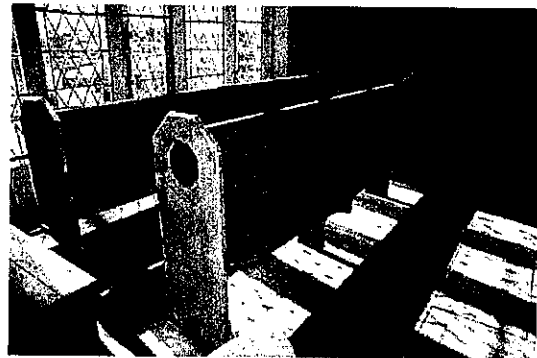
**Photo 3.143:** Interior, Space 2. Stair detail showing gap between west wall and staircase.



**Photo 3.144:** Interior, Space 2. Stair detail.



**Photo 3.145:** Interior, Space 2. Window sill detail of west window in gallery.



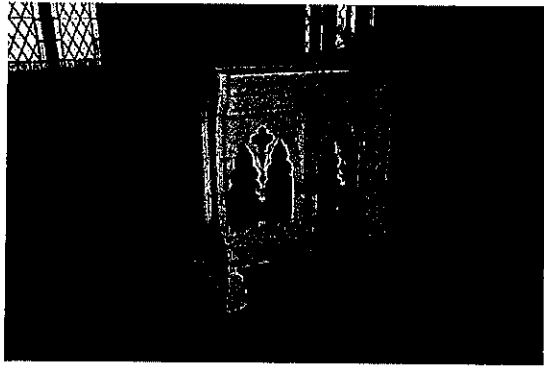
**Photo 3.146:** Interior, Space 2. Detail of early timber pews in gallery.



**Photo 3.147:** Interior, Space 2. Gallery balustrade detail.



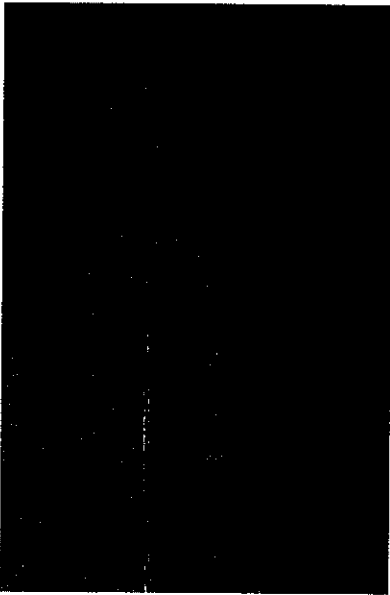
**Photo 3.148:** Interior, Space 3. Furniture detail in chancel.



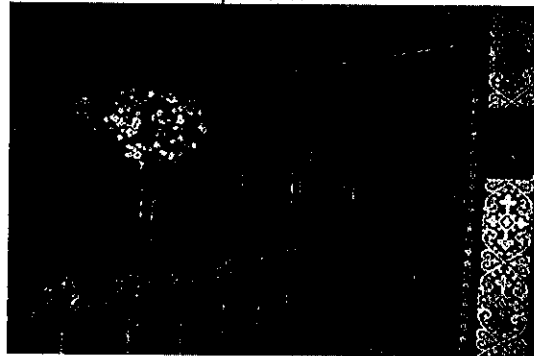
**Photo 3.149:** Interior, Space 3. Furniture detail in chancel.



**Photo 3.150:** Interior, Space 3. Detail of elaborate stencilling on chancel arch. The lower section has been repainted.



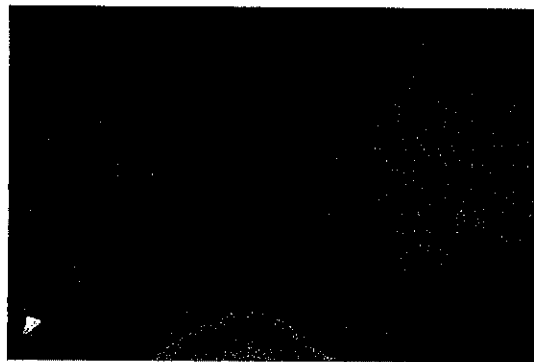
**Photo 3.151:** Interior, Space 3. Chancel arch and ceiling detail. Note the damaged stencilling as a result of falling damp (damage occurred in 2004).



**Photo 3.152:** Interior, Space 3. View looking south-east from chancel arch.



**Photo 3.153:** Interior, Space 3. View looking north-east from chancel arch.



**Photo 3.154:** Interior, Space 3. Chancel ceiling detail.

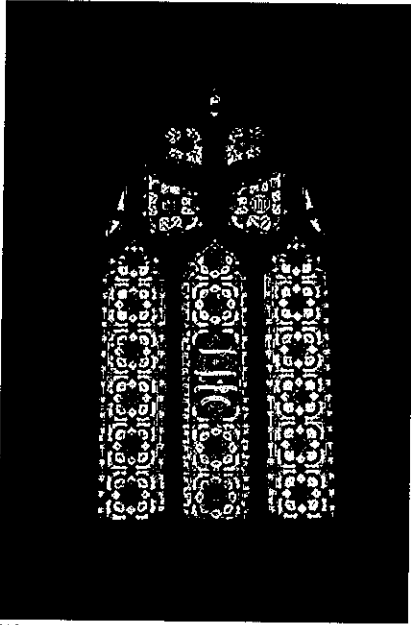


Photo 3.154a: Interior, Space 3. Detail of chancel window (window 10) (east wall).

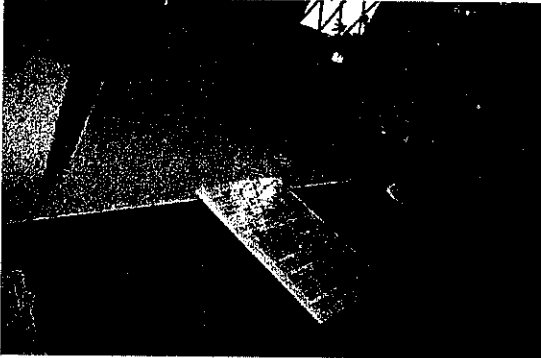


Photo 3.155: Interior, Space 2. Detail of sill of window 8. Note the cracking along the sill.

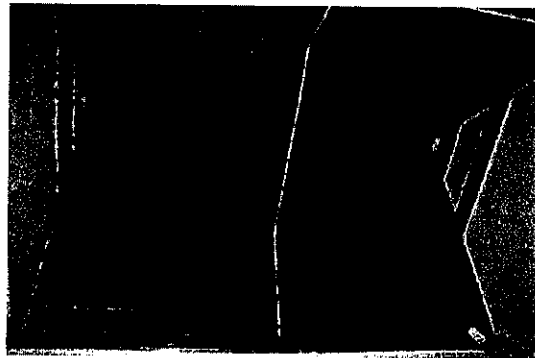


Photo 3.156: Interior, Space 4. Detail of porch ceiling.

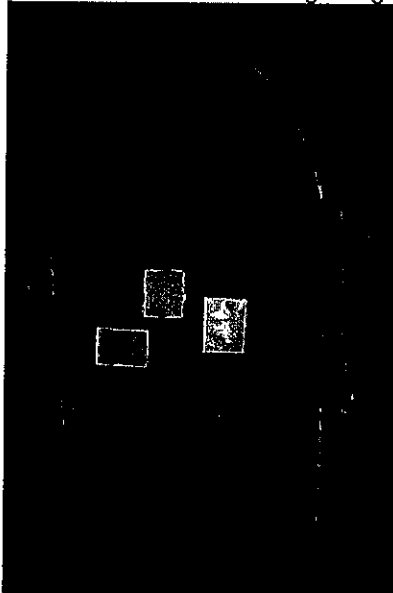
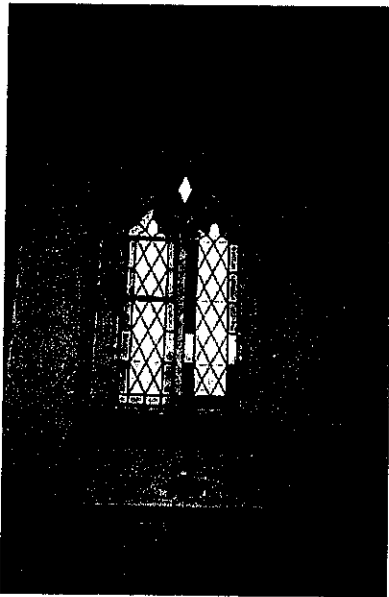


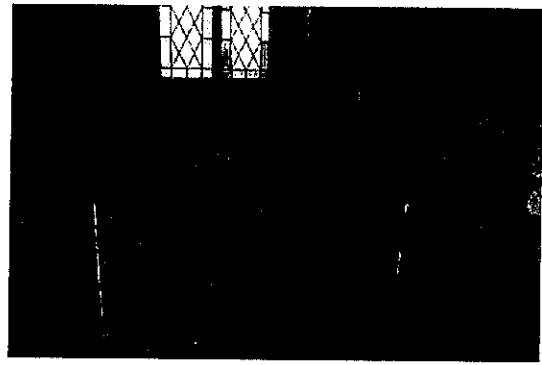
Photo 3.157: Interior, Space 4. Exterior porch door detail.



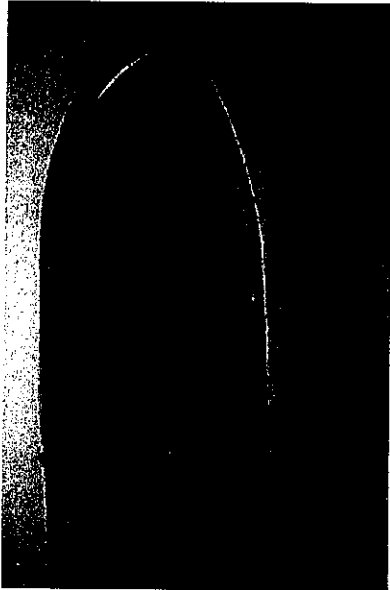
Photo 3.158: Interior, Space 4. Ceiling and wall detail (looking east).



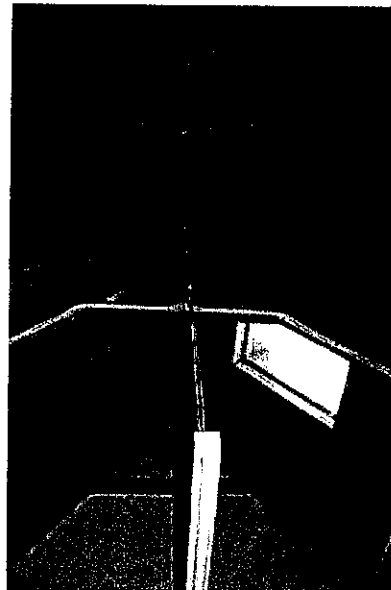
**Photo 3.159:** Interior, Space 4. Detail of window 9.



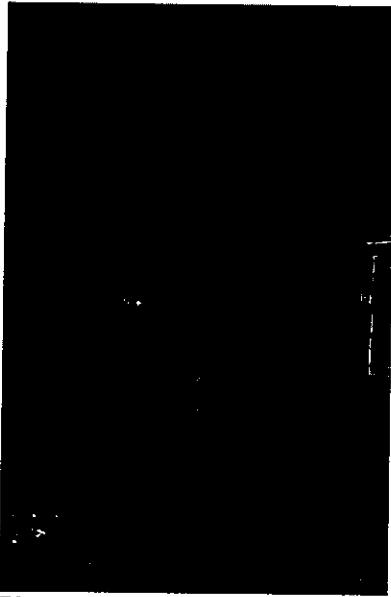
**Photo 3.160:** Interior, Space 4. View looking south-east showing introduced benches and cupboards.



**Photo 3.161:** Interior, Space 4. Porch door detail (north wall).



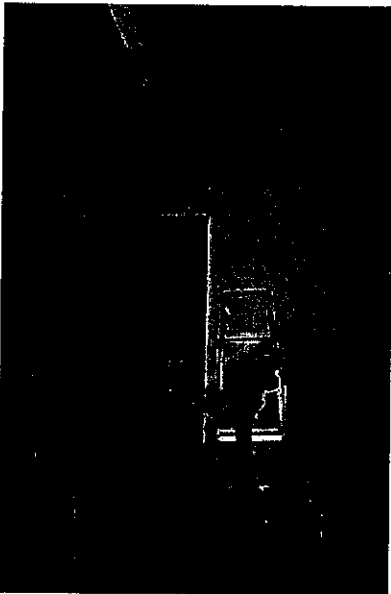
**Photo 3.162:** Interior, Space 5. Ceiling detail – note the original skylight.



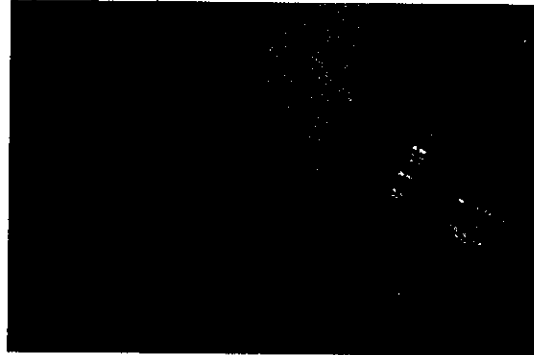
**Photo 3.163:** Interior, Space 5. View looking south-east. Note the introduced segmentally arched opening into the vestry addition.



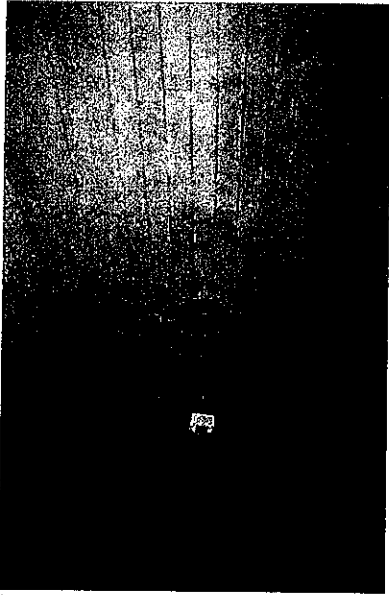
**Photo 3.164:** Interior, Space 5. Wall detail showing exposed brickwork (with hard plaster finish removed), possibly as a result of previous [?] rising damp.



**Photo 3.165:** Interior, Space 5. View looking east showing east door opening.



**Photo 3.166:** Interior, Space 5. Detail of spalled hard plaster as a result of rising damp.



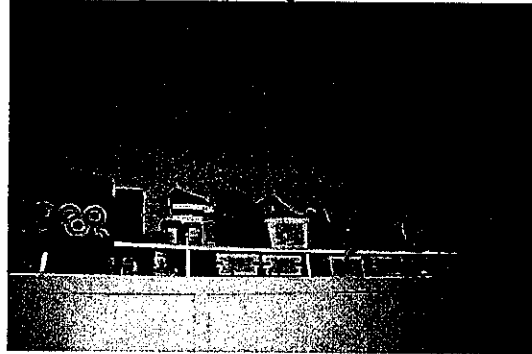
**Photo 3.167:** Interior, Space 6. Vestry ceiling detail.



**Photo 3.168:** Interior, Space 6. View looking east showing door opening to exterior.



**Photo 3.169:** Interior, Space 6. View looking north showing original exterior south wall of church and original exterior buttress.



**Photo 3.170:** Interior, Space 6. View looking south showing wall and ceiling of vestry. The cupboards were built in 1963.

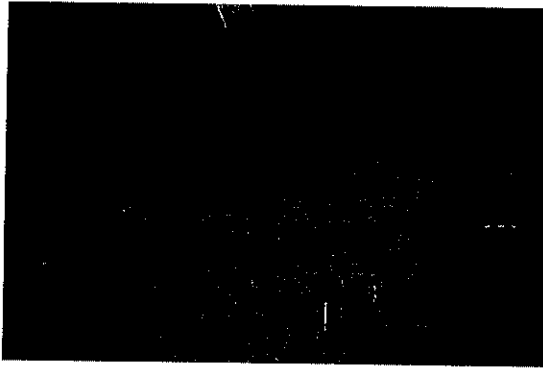


Photo 3.171: Interior, Space 6. View looking west showing west wall and door into blower room.



Photo 3.172: Interior, Space 7. View looking north showing north wall of blower room (door to organ chamber).

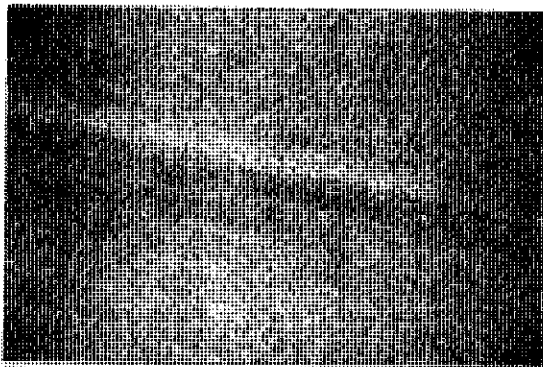


Photo 3.173: Interior, Space 7. Note the partially blocked up wall vent.

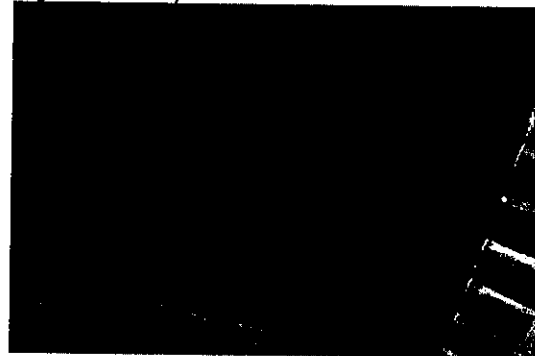


Photo 3.174: Interior, Space 8. Detail of bluestone steps.

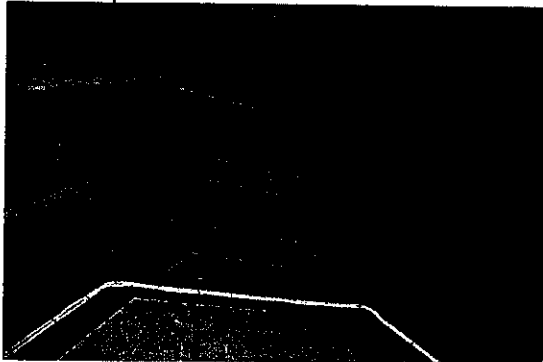


Photo 3.175: Interior, Space 8. Ceiling detail.

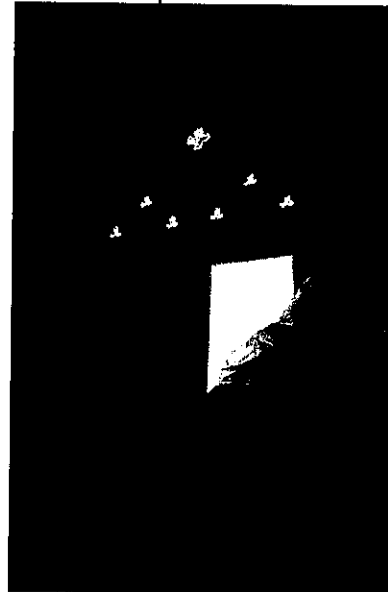
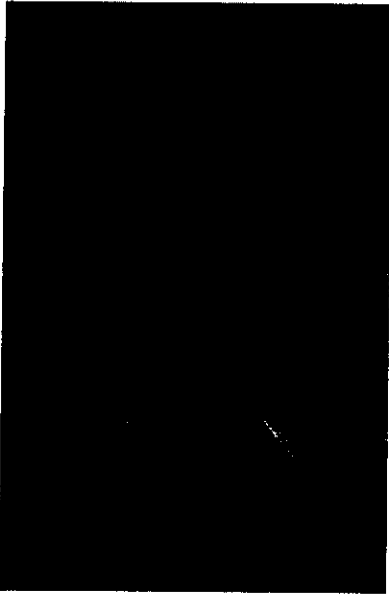
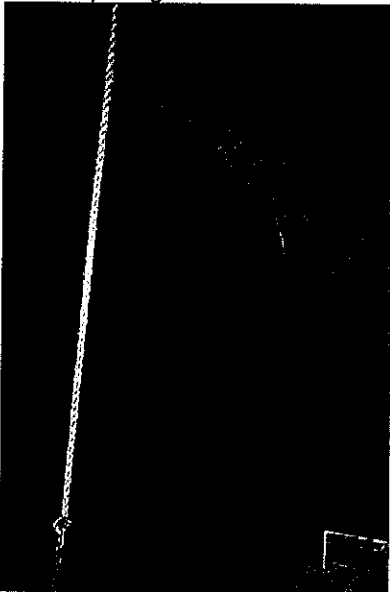


Photo 3.176: Interior, Space 9. View looking south showing south tower window.

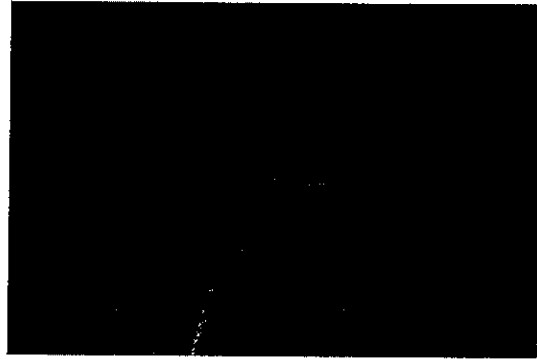




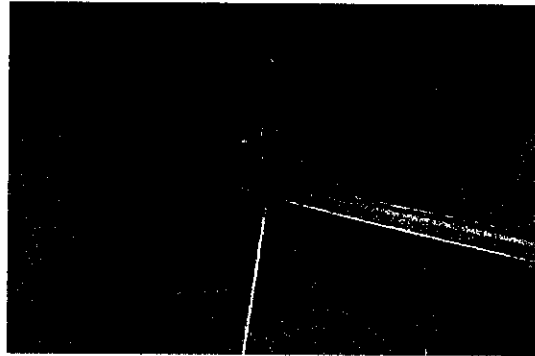
**Photo 3.177:** Interior, Space 9. Detail of bricked up pointed arched opening. There is no evidence of this opening on the exterior.



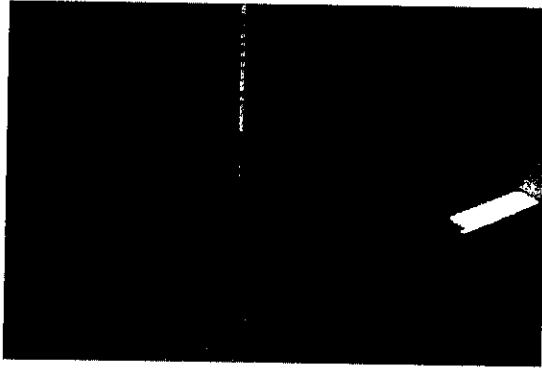
**Photo 3.179:** Interior, Space 9. Tower door detail.



**Photo 3.178:** Interior, Space 9. Detail of introduced material lining on the underside of the first floor. The lining has been provided to lessen falling dirt.



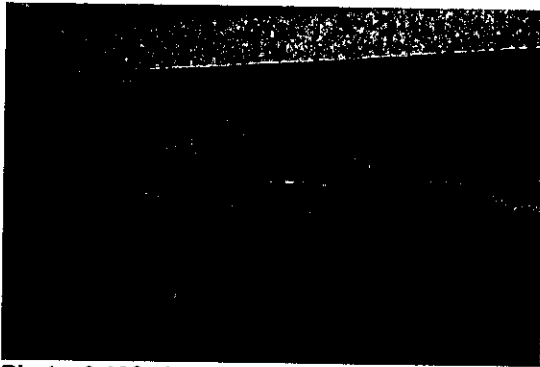
**Photo 3.180:** Interior, Space 9. Detail of the underside of the original timber mezzanine.



**Photo 3.181:** Interior, Space 9. Mezzanine floor detail.



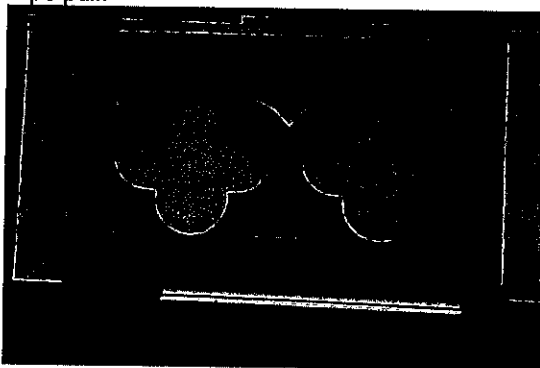
**Photo 3.182:** Interior, Space 9. Detail of timber stairs to mezzanine.



**Photo 3.183:** Interior, Space 9. Detail of early rope pull.



**Photo 3.184:** Interior, Space 9. View looking towards the upper reaches of the tower.

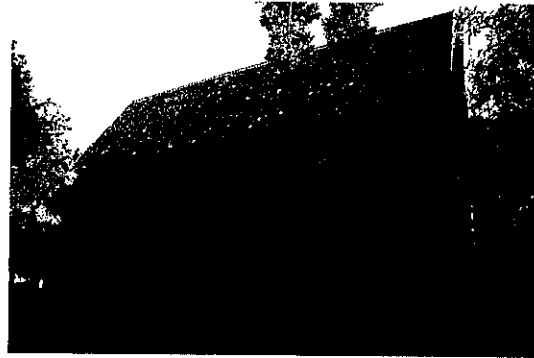


**Photo 3.185:** Surviving original double quatrefoil vent grille. A number of these grilles survive in the Church & can be reinstated in the nave roof.

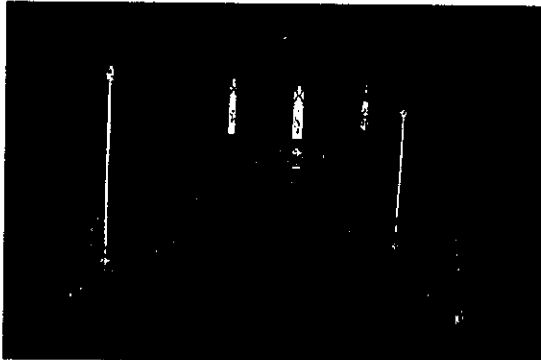
## 8.04 Comparative Analysis Figures



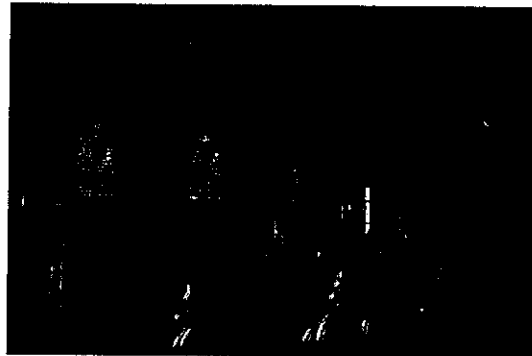
**Figure 4.01:** St. John's Anglican Church, Armstrong Street, exterior. Note the similarity in the design of the gable end and tracery window with those at St. Paul's.



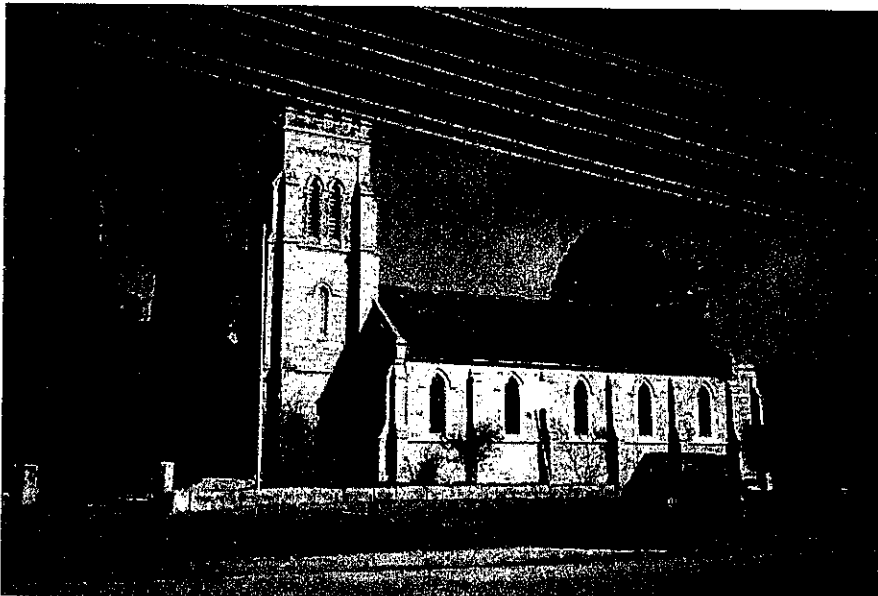
**Figure 4.02:** St. John's Anglican Church, Armstrong Street, exterior. Note the similarity in the designs of the windows with those at St. Paul's.



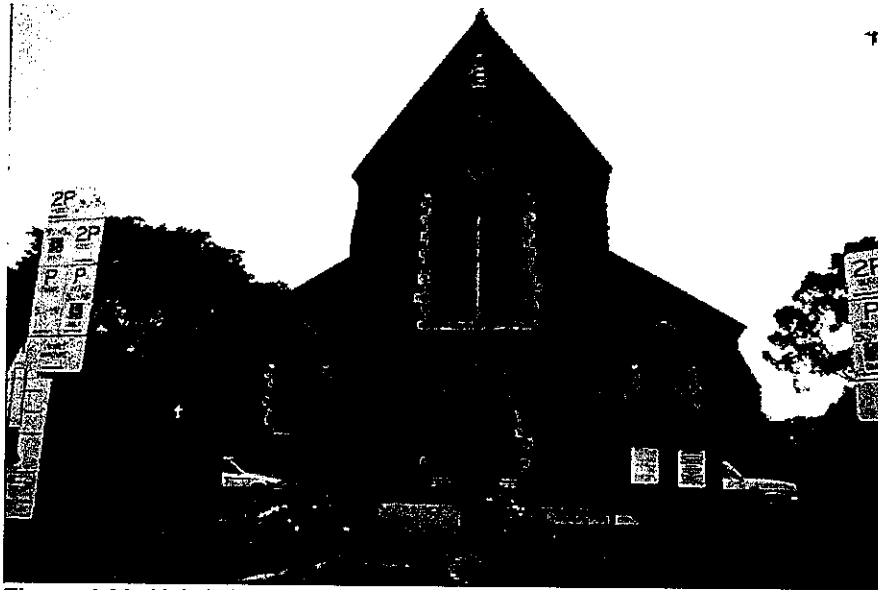
**Figure 4.03:** St. John's Anglican Church, Armstrong Street, interior. View of nave looking towards chancel.



**Figure 4.04:** St. John's Anglican Church, Armstrong Street, interior. Detail of nave arcade. Note the similarity in design of the round columns with those at St. Paul's.



**Figure 4.05:** Christ Church Anglican Church, Ford Street, Beechworth. Source: Victorian Heritage Register online, 18 January 2005.



**Figure 4.06:** Holy Trinity Anglican Church, 255 Nelson Place, Williamstown. Source: Victorian Heritage Register online, 18 January 2005.



**Figure 4.07:** Anglican Church, Rules Road, Lake Tyers. Source: Victorian Heritage Register online, 18 January 2005.



Figure 4.08: Interior of Christ Church St. Laurence Anglican Church, 812A George Street, Haymarket, N.S.W. Source: [www.fbe.unsw.ed.au/research/student/SydneyChurches/churches/laurence.htm](http://www.fbe.unsw.ed.au/research/student/SydneyChurches/churches/laurence.htm), referencing J. Kinsela, *Christ Church Saint Laurence, George Street at Railway Square, Sydney*, Gargoyle Guidebooks, 1988.



Figure 4.09: Interior of Christ Church St. Laurence Anglican Church, 812A George Street, Haymarket, N.S.W. Source: [www.fbe.unsw.ed.au/research/student/SydneyChurches/churches/laurence.htm](http://www.fbe.unsw.ed.au/research/student/SydneyChurches/churches/laurence.htm), referencing J. Kinsela, *Christ Church Saint Laurence, George Street at Railway Square, Sydney*, Gargoyle Guidebooks, 1988.

## 8.05 Building Schedules

## APPENDIX 8.05

### BUILDING SCHEDULES

The following Building Schedules form the detailed physical analysis as part of Section 2 in Part 1: Conservation Analysis in the main Report.

These Schedules should be cross-referenced to the Drawings and contemporary photographs which are provided as Appendices 8.01 and 8.03. The historical figures are provided as Appendix 8.02.

The interior Schedules have been formatted according to the nine main spaces of the Church building, namely:

- Narthex (space 1)
- Nave (including gallery) (space 2)
- Chancel (space 3)
- Porch (space 4)
- Sacristy (space 5)
- Vestry (space 6)
- Office (space 7)
- Tower Link (space 8)
- Tower (space 9)

#### 1.0 Building Fabric

##### 1.1 Exterior

1.1.1 **Exterior: Nave** is predominantly characterised by the following construction and detailing (photos 3.04-05, 3.15-33, 3.44, 3.75-96):

- Original (1865) elevated single storey wall heights, steeply pitched gable roof form and Victorian Revival stylistic design qualities;
- Original (1865) English bond face red brick wall construction with coursed, squared rubble bluestone plinth having a dressed bluestone chamfered capping, and projecting brick buttresses with cement rendered cappings and bluestone plinths.
- Original (1865) pointed arched west window opening with introduced decorative sandstone tracery and stained glass. The window head is highlighted by an original cream brick band set between red brick voussoirs.
- Original (1865) window openings on the north and south walls, designed with segmentally-arched heads accentuated by rendered label moulds above. The openings have paired windows with cusped sandstone heads above which are traceried sandstone quatrefoil and curvilinear motifs (nine of the six windows have been altered – see conservation comments for further details).
- Original (1865) pointed arched double door opening with vertically boarded beaded edged timber doors and streamlined cement rendered label mould above (west elevation).
- Original (1865) bluestone steps (with flanking solid bluestone balustrades having rendered cappings) (west elevation).
- Original (1865) but rendered window sills.
- Early cast iron entrance lamp stands with altered lamps.
- Slate roof tiles with introduced Colorbond ridge capping.



- Original (1865) cement rendered cross at apex of west nave gable.
- Introduced metal cross at apex of east gable.
- Original (1865) round window with sandstone trefoil tracery in east gable end (possibly with introduced diamond leading).
- Original (1865) cement rendered gable copings (east and west gable ends).
- Introduced galvanised steel quad gutters on north and south elevations.
- Original (1865) timber fascia boards under gutters on north and south elevations.
- Introduced pvc downpipes with elbows connected to legal points of discharge (north elevation).
- Early round galvanised steel downpipes with introduced elbows connected to legal points of discharge.
- Early open bluestone spoon drain (south elevation).
- Introduced (1933) brick organ blower box (south elevation).

#### **Conservation Comments**

- Evidence of rising damp in bluestone plinth given the powdery and spalling nature of the pointing (all elevations).
- Evidence of fretting brickwork and pointing (all elevations).
- Rust stains on cement rendered window sills caused by introduced metal grilles over windows (north elevation).
- Introduced cement rendered patching to window sills (north elevation).
- Weathered introduced timber window framed with peeling paintwork (north elevation).
- Weathered timber fascias (north and south elevations).
- Weathered cement rendered label moulds above windows (north elevation).
- Delamination of rendered buttress cappings (north and south elevations).
- Spalled red pointing in brickwork (particularly noticeable on north elevation).
- Rusting gutters possibly exacerbated by rainwater run off from the introduced Colorbond ridge capping, causing a galvanic reaction.
- Introduced Perspex sheeting over window 4 (north elevation).
- Altered windows along north and south walls (five altered windows on north wall and four altered along south wall). These windows have been shortened and timber frames inserted.
- Deterioration in some of the brickwork, caused by rising damp and weathering (north and south elevations).
- Bulging leadlight windows with deteriorating comes (north and south elevations).
- Deterioration in brick wall (west wall) due to rain-blown rainwater.
- Delamination of sandstone gable corbels (west elevation).
- Weathered rendered gable copings (east and west elevations).
- Substantial vertical wall crack between the door opening and the west window (west elevation).
- Missing timber fascia under gutter (south elevation).

- Slight rust stains on gutter (south elevation).
- Weathered/delaminating rendered window sills.
- Patched sandstone window tracery with cement render (south elevation).
- Evidence of organic growth on buttress cappings (south elevation).
- Evidence of deterioration in pointing through dampness immediately under window sills (south elevation).
- Evidence of organic growth over bluestone plinth (south elevation).
- Missing ventilation grilles in plinth openings providing vermin ingress (south elevation).
- Delaminating render on buttress cappings (south elevation).
- Introduced metal grille on western-most window (south elevation).
- Introduced metal cross at apex of east nave gable.
- Peeling paintwork on label mould of main entrance door opening (west elevation).
- Introduced weatherstrips to main entrance doors (west elevation).
- Deterioration in pointing of bluestone steps (west elevation).
- Introduced metal capping over cement rendered nave gable copings.

The exterior of the nave is in fair condition and of **moderate-high integrity**. The form, design and most of the details predominantly represent the 1865 construction.

**1.1.2 Exterior: Chancel & Porch** is predominantly characterised by the following construction and detailing (photos 3.39-3.47):

- Original (1865) single storey wall heights, steeply pitched gable roof form and Victorian Revival stylistic design qualities;
- Original (1865) English bond face red brick wall construction with coursed, squared rubble bluestone plinth having a dressed bluestone chamfered capping, and projecting brick buttresses with cement rendered cappings and bluestone plinths.
- Original (1861) pointed arched east (chancel) window with decorative stone tracery and stained glass. The window head is highlighted with a rendered label mould.
- Original (1865) altered porch window, designed with segmentally-arched heads accentuated by rendered label moulds above. The openings have paired windows with cusped heads above which are traceried quatrefoil and curvilinear motifs (see conservation comments for further details about the alterations).
- Original (1865) pointed arched double door opening with vertically boarded beaded edged timber doors and streamlined cement rendered label mould above (north elevation - porch).
- Early slate roof tiles with introduced Colorbond ridge capping.
- Original (1865) cement rendered gable copings (east and west gable ends).
- Introduced galvanised steel quad gutters on north porch elevation.
- Introduced pvc downpipes with elbows connected to legal points of discharge (north elevation).

- Early small pointed arched rainwater opening with early cast iron rainhead and round downpipe (east elevation at junction of gables of chancel and porch).

#### **Conservation Comments**

- Evidence of fretting brickwork and pointing (north and east elevations).
- Rotted and loose timber threshold in porch door opening (north elevation).
- Rusting gutters possibly exacerbated by rainwater run off from the introduced Colorbond ridge capping, causing a galvanic reaction.
- Delaminating sandstone corbel to porch gable end (east elevation).
- Delaminating label mould above porch window (east elevation) and missing arm of label mould.
- Loose brickwork above porch door opening, directly under gutter (north elevation).
- Minor weathering on the base of the timber porch doors (north elevation).
- Missing timber fascia under introduced quad gutter. It appears that when the new gutter was added, the timber fascia was not replaced, exposing the inner roof space.
- Missing sandstone cross on chancel gable end.
- Minor organic growth on chancel and porch gable copings.
- Introduced metal cappings over chancel and porch gable coping.

This exterior is in fair-good condition and of **high integrity**. The form, design and details predominantly represent the original 1865 construction.

#### **1.1.3 Exterior: Vestry** is predominantly characterised by the following construction and detailing (photos 3.62-3.72):

- Original (1892) single storey height, gambrel roof form and Late Victorian design qualities.
- Original (1892) stretcher bond face red brick wall construction.
- Appropriate galvanised corrugated steel roof cladding.
- Original (1892) modest eaves with exposed timber rafters.
- Introduced skillion office addition and brick parapet wall (west elevation).
- Original (1892) segmentally arched timber framed door opening with altered four paneled timber door and original cusped timber highlight above (east elevation).
- Original (1892) double course of brick voussoirs (east elevation).
- Original (1892) decorative timberwork and pendants in the gable ends of the gambrel roof (east and west elevations).

#### **Conservation Comments**

- Weathered decorative timberwork on gable ends of gambrel roof (east and west elevations).
- Evidence of rising damp along wall bases causing breakdown in mortar.
- Weathered exposed timber rafters.

- Wall cracks in skillion office addition and organ blowing box (possibly caused by movement of blowing box).
- Delamination of rendered capping to parapet on south elevation of brick wall addition.
- Leaning corbelled brick office parapet wall (south elevation).
- Patched rendered sill.
- Weathered 8 paned timber framed fixed window with introduced galvanised metal flashing over bottom frame.
- Crude introduced junction of office skillion roof (fascia and gutter) with original (1865) buttress capping (south elevation).

This exterior is in fair-good condition and of **moderate-high integrity** as a Late Victorian addition. The form, design and details predominantly represent the original 1892 construction.

**1.1.3 Exterior: Tower** is predominantly characterised by the following construction and detailing (photos 3.44, 3.48-61):

- Original (1862) castellated tower at west end (south-west corner) of Church, linked by a small space (the unusual layout of the church and tower provide physical evidence of the historical evolution of the church building on the site, the existing church representing the second building, the first being situated to the east of the tower).
- Original (1862) English bond face red brick wall construction.
- Original (1862) dressed and tooled bluestone plinth and original (1864) cement rendered and capped plinth.
- Original (1862) face brick buttresses with cement rendered cappings.
- Original (1862) cement rendered stringcourses.
- Original (1862) narrow vertical openings with chamfered brick reveals and cement rendered lintels and sills.
- Original (1862) pointed arched openings in the most elevated bays with paired ventilators having cusped sandstone heads above which are sandstone traceried quatrefoil and curvilinear motifs.
- Original (1862) rendered label moulds above paired ventilators.
- Original (1862) segmentally arched opening with introduced v jointed vertically boarded lining behind early paired windows of similar tracery design as the more elevated paired ventilators (south elevation).
- Original (1862) face brick battlemented parapet with projecting cornice below featuring a cement rendered band of floral motifs.
- Altered linking north opening with introduced steel security grille.
- Early foundation stone on plinth of tower (south-west corner) that reads: "Erected 1858, Enlarged 1862".

**Conservation Comments**

- Deterioration in brickwork and pointing in upper bay and buttresses (north and east elevations).
- Deterioration in pointing of plinth and evidence of rising damp (east elevation).
- Delamination of rendered cappings (east elevation).
- Delamination of decorative floral motifs in banding under cornice.
- Delamination of rendered cappings to battlemented parapets.

- Major vertical crack through and above window (south elevation).
- Downpipe not connected at its top (north elevation).
- Drainage outlet not connected to downpipe (downpipe missing) (east elevation).
- Missing louvre in quatrefoil ventilation opening (east elevation).
- Deterioration in brickwork above plinth with introduced cement rich mortar that may be exacerbating the problem (east elevation).
- Evidence of rising damp on plinth (east elevation).
- Substantial deterioration of label mould on the underside of the capping caused by dampness (south elevation).
- Evidence of repointing over wall cracks above plinth (south elevation).
- Introduced v jointed boards and timber framed casement window in window opening (south elevation).
- Organic growth on cement rendered dressings (particularly evident on south elevation).

**1.1.4 Exterior: Front Boundary Fence & Gates** is predominantly characterised by the following construction and detailing (photos 3.04-11):

- Original (1900) elaborate cast iron palisade fence on dressed bluestone plinth with bluestone piers having pointed cappings and also intermediate cast iron posts.
- Original (1900) elaborate cast iron palisade gates with flanking bluestone piers having pointed cappings.
- Early timber flagpole near the front to the south.

**Conservation Comments**

- Missing spears on some of the fence palisades.
- Evidence of organic growth on the stone piers.
- Introduced steel brackets embedded in ground and supporting intermediate cast iron posts.
- Peeling paintwork on timber flagpole (this flagpole was originally on the top of the tower. It was removed from tower in the 1970s).

**1.1.5 Exterior: Stormwater Drainage**

Stormwater drainage has been an ongoing issue since the construction of the original church in 1858. The storm of 1864 and the subsequent stormwater drainage problems was one of the primary reasons for the dismantling of the Church and the building of the existing Church in 1864-65.

The problems with stormwater is that there is a major Council drain along the north side of the Church site that spans the boundary and under Humffray Street in front of the Church. Recent blockages of this major drain caused ground subsidence and damaged the asphalt surface along the northern portion of the site.

The drain has subsequently been cleared and clean of debris by the City of Ballarat. The ground subsidence was also to be rectified.

Regular monitoring and maintenance is required of all subground drains adjacent to the Church site, given the long history of stormwater problems caused by the drain. Regular checks should assist in managing this issue.

## **1.2 Interior**

**1.2.1 Space 1 (Narthex)** is predominantly characterised by the following construction and detailing (Photos 3.97-104):

- Early exposed boxed beam and beaded edged timber lining board ceiling.
- Early timber scotia mould cornice.
- Original (1865) hard plaster wall finish (west wall).
- Early vertical beaded edged timber lining board wall finish around door opening (west wall).
- Introduced varnished vertical beaded edged timber lining board and timber framed glazed wall partitions (north, south and east walls).
- Original (1865) timber lining board floor with introduced vinyl over.
- Original (1865) pointed arched double door opening with original vertical beaded edged timber doors having original iron hinges and lock.
- Original (1865) timber pew that was originally located in the gallery.

### **Conservation Comments**

- Early timber Past Vicars Board on west wall, south of main doors. This space is in good condition and of **moderate integrity**. Although altered, there is sufficient fabric to provide a good understanding of the original/early design (the space was originally open to the nave).

**1.2.2 Space 2 (Nave including gallery)** is predominantly characterised by the following construction and detailing (Photos 3.105-147, 3.155):

- Original (1865) stenciled beaded edged timber lining board ceiling following the slope of the gable, with exposed timber hammer beam roof trusses.
- Original (1865) tall, round timber columns supporting the hammer beams, with moulded capitals and moulded pedestals and some later decorative stencilling (following the original design).
- Altered hardplaster wall finishes and lack of skirtings.
- Timber floor with introduced carpet over.
- Original (1865) incised segmentally arched window reveals having original and altered paired windows with cusped heads with central quatrefoil and flanking curving stone tracery. The windows have decorative stained glass and leadlighting
- Original (1865) pointed arched west window opening with introduced stone tracery and stained glass.
- Original (1865) pointed chancel arch (east end) with original decorative stencilling.
- Introduced raised timber platform (with introduced carpet over) at east end forming an later extension of the chancel.
- Introduced vertical beaded edged timber lining board wall (north-west corner).
- Introduced pendant lighting.

- Original pipes to organ.
- Original (1865) mezzanine gallery with exposed original timber floor boards (stepped floor), introduced stipple stucco wall finish, and solid beaded edged balustrade separated into bays by projecting timber posts (the outside skin of the balustrade facing the nave has incised quatrefoil motifs).
- Original (c.1860) beaded edged timber pews with chamfered ends and incised hexagonal pew number panels as seen in 1858-64 sketch (Figure 2.06).
- Original (1865) timber stairs to gallery in north-west corner.

#### Conservation Comments

- Evidence of shrinkage in ceiling lining boards as a result of previous falling damp.
- Introduced mushroom paintwork over columns and introduced stencilling (following original design). Evidence of original colour scheme and stencil design identified on a column in the north-west corner.
- Introduced steel ties and brackets – added in an attempt to prevent further spreading of north and south external walls.
- Large gaps between pilasters and north and south walls and also considerable gaps between timber scotia mould cornices and walls (some of the gaps have been filled) suggesting evidence of further spread of the north and south walls.
- Evidence of rising damp on the south wall.
- Wall cracks on north and south walls.
- Evidence of substantial falling damp on south wall in Our Lady Chapel at the junction with the organ pipes.
- Some evidence of surviving original ruled ashlar linework and ruled voussoir linework on hard plaster finish of south wall.
- Recent replastering and patching on north and south walls.
- Delamination of plasterwork above window on north wall.
- Evidence of substantial rising damp in the chancel arch, destroying the original painted stencilling on the first 2 metres from floor level.
- Major crack in window sill (there is evidence that it has previously been repaired) – north wall, eastern-most window.
- Gap between west wall and gallery stairs, suggesting lateral movement in west wall.
- Moisture build up on west window sill (gallery) causing delamination of hard plaster.
- Damage to wall and skirting at top of gallery stairs and missing door.

This space is in fair-good condition and of **high integrity**. The form, construction and details predominantly represent the original (1865) design.

**1.2.3 Space 3 (Chancel)** is predominantly characterised by the following construction and detailing (Photos 3.148-3.154a):

- Original (1865) ceiling form (but not fabric).
- Replastered east wall.
- Early timber floor boards with introduced carpet over.

- Original (1861) pointed arched chancel window with decorative stone tracery and stained glass.
- Early paneled timber wall screens (north and south walls). The screens were introduced after 1967 from the Bishop's Court, Ballarat, having been donated as a memorial by the Manifold family of the Western District.
- Early vertical beaded edged timber lining board door to porch (north wall).
- Early timber Gothic styled liturgical furniture and fittings.
- Early timber Gothic altar rail.

#### **Conservation Comments**

- Major delamination of stencilling on chancel arch.
  - Evidence of slight rising damp on east wall below window.
- This space is in good condition and of **moderate-high integrity**. Apart from the few alterations listed above, the form, construction, design and most of the detailing represents the original (1865) qualities .

#### **1.2.4 Space 4 (Porch)** is predominantly characterised by the following construction and detailing (Photos 3.156-161):

- Original (1865) beaded edged timber lined ceiling (following the slope of the gable) and exposed rafters and collar ties.
- Original hard plaster wall finish.
- Timber floor boards.
- Original (1865) incised segmentally arched window opening with altered, paired windows [window 9] of identical design of nave windows (east wall).
- Original (1865) pointed arched double door opening with beaded edged vertical timber boarded doors (north elevation).
- Early vertical beaded edged timber lining board door to porch (south wall).
- Introduced benches and cupboards.

#### **Conservation Comments**

- Evidence of substantial rising damp damage, especially on north, south and east walls.
- Substantial wall crack and pressure bulge above window on east wall.
- Substantial deterioration in the timber floor structure (as evidenced by the considerable movement in the timber floor).

This space is in fair-poor condition and of **high integrity**. The form, construction and details predominantly represent the original (1865) design.

#### **1.2.5 Space 5 (Sacristy)** is predominantly characterised by the following construction and detailing (photos 3.162-166):

- Original (1865) beaded edged timber lined ceiling (following the slope of the gable) and exposed rafters and collar ties.
- Original (1865) skylight in ceiling.
- Original hard plaster wall finish.
- Early timber floor boards with early carpet over.



- Original (1865) door opening (east wall), with vertical beaded edged timber door having a flat head.
- Early vertical beaded edged timber door having a flat head (north wall).
- Early (1892) chamfered segmentally arched opening to vestry (south wall).

**Conservation Comments**

- Evidence of substantial rising damp in the hard plaster delamination (south wall), possibly exacerbated by a lack of adequate subfloor ventilation.
- Evidence of deterioration in floor.

This space is in fair condition and of **high integrity**. The form, construction and details predominantly represent the original (1865) design.

**1.2.6 Space 6 (Vestry)** is predominantly characterised by the following construction and detailing (photos 3.167-171):

- Original (1892) coved ceiling with original beaded edged timber lining boards.
- Original (1892) brick wall construction with introduced painted finish.
- Original (1865) brick wall (north wall) with evidence of original tuckpointing and exposed original buttress.
- Original (1892) shallow arched door opening (east wall) with paneled timber and glazed door and highlight (see exterior for further details).
- Introduced beaded edged timber door (west wall).
- Introduced timber cupboards and sink.

**Conservation Comments**

- Sinking and deteriorated timber subfloor structure (caused by a lack of subfloor ventilation given that the timber floor is possibly resting on the ground/at ground level).
- Wall cracks.

This space is in fair-poor condition and of **moderate-high integrity**. Apart from the few alterations listed above, the form, construction, design and most of the detailing represents the original (1892) qualities.

**1.2.7 Space 7 (Office – Former Blower Room)** is predominantly characterised by the following construction and detailing (Photos 3.172-173):

- Introduced cement sheet skillion ceiling.
- Painted brick wall finish.
- Timber floor boards with introduced carpet over.
- Introduced timber framed west window (see exterior schedules for further details).
- Vertical beaded edged timber lined door.

This space is in good condition and has no integrity (when considered against the original (1865) fabric of the Church building and the original (1892) of the vestry addition).

**1.2.8 Space 8 (Tower Link)** are predominantly characterised by the following construction and detailing (Photos 3.174-175):

- Original (1865) beaded edged timber lined ceiling (following the slope of the gable) and exposed rafters and collar ties.
- Original (1865) exposed brick wall finish.
- Original (1865) flagged bluestone floor and original bluestone steps.
- Original (1865) flat-headed door opening (west wall) with beaded edged timber lined door.
- Introduced north door opening with security bars.

This space is in good condition and of **moderate-high integrity**. Apart from the few alterations listed above, the form, construction, design and most of the detailing represents the original 1865 qualities.

**1.2.9 Space 9 (Tower)** is predominantly characterised by the following construction and detailing (Photos 3.176-184):

- Introduced timber mezzanine floor.
- Original (1862) timber lined ceiling with exposed boxed beams supported on original bluestone blocks.
- Original brick wall construction (now painted).
- Introduced timber floor boards.
- Window openings – see exterior details.
- Original (1862) pointed arched door opening with vertically boarded timber door (and early lock).
- Early timber stairs.
- Early bell rope pull.
- Introduced material ceiling lining in tower (ground floor).

**Conservation Comments**

- Introduced crude internal gutter system.
- Early [?] pointed arched blind niche, whose location suggests that it was to open into the original Church building (that was east of the tower), but there is no evidence of the opening on the exterior.
- Major wall cracks above door and missing voussoirs in door opening.
- Falling damp on wall causing staining and damage to brickwork and pointing.
- Rotted and damaged timber floor boards in mezzanine floor.
- Damp stains on timber ceiling and boxed beams, suggesting falling damp from leaking roof (or previous falling damp).
- Substantial wall crack under west window.

This space is in fair condition and of **moderate-high integrity**. Apart from the few alterations listed above, the form, construction, design and most of the detailing represents the original 1862 qualities.

## **8.06 Australia ICOMOS Burra Charter**

# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

## Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

## Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;

- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

## What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

## Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Conservation Principles

### Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations and meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

## Explanatory Notes

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

## Articles

### Article 5: Values

- 5.1 *Conservation of a place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

### Article 6: Burra Charter process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2 The policy for managing a place must be *based* on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

### Article 7: Use

- 7.1 Where the *use* of a place is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible* use.

### Article 8: Setting

*Conservation* requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

## Explanatory Notes

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

## Articles

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation, interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

## Explanatory Notes

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term *cultural values* refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Articles

## Explanatory Notes

### Conservation Processes

#### Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

#### Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant *fabric* should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

#### Article 16. Maintenance

*Maintenance* is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.



## Articles

### Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

### Article 18. Restoration and reconstruction

*Restoration* and *reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

### Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the place.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

### Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

The Burra Charter 1999

## Explanatory Notes

Preservation protects fabric without obscuring the *evidence* of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

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## Articles

### Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

### Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

### Article 25. Interpretation

The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

### Article 27. Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

## Explanatory Notes

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

## Articles

### Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

### Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

### Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

### Article 32. Records

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34. Resources

Adequate resources should be provided for conservation.

*Words in italics are defined in Article 1.*

The Burra Charter, 1999

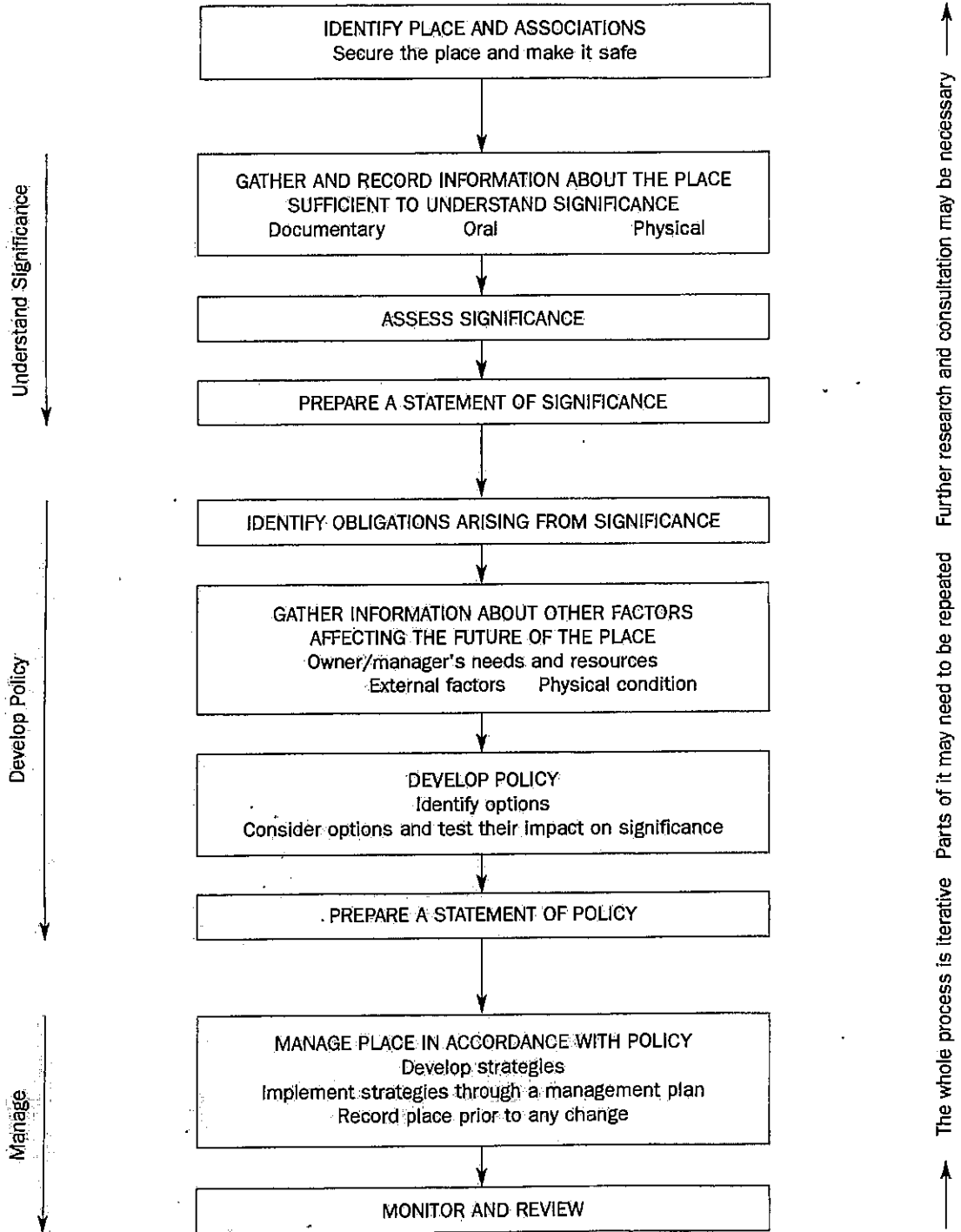
## Explanatory Notes

The best conservation often involves the least work and can be inexpensive.

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# The Burra Charter Process

Sequence of investigations, decisions and actions



## **8.07 Criteria for Assessment of Cultural Significance as adopted by the Heritage Council of Victoria**



**Heritage**  
VICTORIA

**CRITERIA FOR ASSESSMENT OF CULTURAL  
HERITAGE SIGNIFICANCE**

(Criteria adopted by the Heritage Council on 6 March 1997 pursuant to  
Sections 8(c) and 8(2) of the Heritage Act 1995)

- CRITERION A.** The historical importance, association with or relationship to Victoria's history of the place or object.
- CRITERION B.** The importance of a place or object in demonstrating rarity or uniqueness.
- CRITERION C.** The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.
- CRITERION D.** The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.
- CRITERION E.** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- CRITERION F.** The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.
- CRITERION G.** The importance of the place or object in demonstrating social or cultural associations.
- CRITERION H.** Any other matter which the Council considers relevant to the determination of cultural heritage significance.

## ST PAUL'S HONOR BOARD

### ARCHDEACON DOUGLAS UNVEILS

#### THE AUSTRALIAN CHARACTER

An Honor Board containing the names of 100 soldiers who were connected in some way with St. Paul's Anglican Church Sunday School, 1914-1918, was unveiled at the morning service yesterday by the Ven. Archdeacon Tucker in the presence of a crowded congregation, including several soldiers. The Board, which has handsome and designed in keeping with the architecture of the church, has been erected about midway on the north wall. The names of those who have fallen, some 30 in number, are carved on a raised panel in the centre of the Board, which was designed by Mr. A. H. Smith, of the Art School, and constructed by Timbridge and Sons.

The Archdeacon based his remarks on the words from Judges: "A people that separated their lives unto the death in the high places of the field," taken, he said, from one of the world's greatest war songs, because the national deliverance that inspired that song in all its essential features was like that other deliverance God wrought for the British Empire in the conflict against Germany. Israel's war against the Canaanites King was a struggle to preserve its national life. It brought out the noblest elements of national grandeur. The words of that song became back in their minds the stern duty of 1914 that seemed so long ago, when the stern host upon the Rhine, and they faced them because their fathers' song. It had done they were proud and noble days for all their sternness, because they were a united family. The duty which they saw their people had to do with their work and pleasure was unshaken. The noble women

was not the only thing that they  
with their courage. They did not think  
women of letters and noble birth. They  
as they had. Mothers and mothers-in-  
law, grandmothers, and wives stayed at  
home doing the work the boys left be-  
hind, and never came to know of bravery  
unfathomable and unsurpassable, deeds of  
arms that made the world stand still and  
cry, "What kind of men are these that  
can do such things?" Australians to meet  
and to see the evidence of their own  
deeds of valour, of their own heroism that never  
faded, of their own waiting and  
watching in the trenches, their thought of  
these things and thinking that for the  
most that made them possible. Some-  
thing else they remembered, and that  
was the message from those who would  
never come back. Each were their own  
lessons as they beheld the Honour Roll  
that gave added sanctity even to that  
sacred place. To set an Honour Board  
there was a civic duty, for those whose  
names were on it had fulfilled the first of  
all civic duties, and no nations that for-  
get those that served it would long con-  
tinue to be great. It was also a domestic  
duty, for the names recorded were those  
of the men who went out from the  
church where they were trained and dis-  
ciplined. Patriotism was essentially part  
of religion; for God Himself had given  
to them their country to love and care  
for, and love of country was part of the  
education of the human race. It was  
right that the church should put nat-  
ionals as the forefront of Christian  
duty. The Church of England had never  
failed in that respect, so they were glad  
the sons of the church had done their  
duty in the Great War, and it was right  
that they should put their names in the  
parish church, that those who came af-  
ter them might know what was done in  
the name before them and be reminded  
of their duty in the day of their coun-  
try's need. It is a duty that is done for King



try's need. In doing their duty to ~~their~~ King and Country the Australian soldiers rendered a service to Australia which neither they nor we thought of in the first days of the war. They revealed Australia to the world. Quietly, silently under the Southern Cross in this continent had grown up a new nation, with its own way of looking at and doing things, and its own character, and it made a new contribution to the sum total of human life. The Australians had liberty to grow up. No foreign nation came to impress its character upon them. Britain was wise and generous. She let them to work out their character in their own way. It was no wonder that Australia was an original nation with a national character unlike any other. It was a truly great character. The typical Australian could not have become what he was without freedom of growth. The soldiers had revealed the new nation to the world, and a statesman had completed the soldiers' work. They remembered what the Chief Minister did for Australia at the Council table—what her soldiers did for her in the field of battle—rather in her proper place at the assembly of nations. So would the historians of the future speak of the Prime Minister. Australia must go further yet. A great work was to be done, and Australians had shown their fitness for it. Great minds were being trained, and courses were being given. New powers were rising. God has given it to Australia to save the intellectual effice of Christian civilisation. Treasures of practical wisdom, resources, insights were hidden in Australia. Such a people devoted to Christ and His Gospel could bring heathen nations to the feet of Christ.